

# **Lake Catherine**

## **AGRARIAN URBANISM**

**Groveland, Florida**

**Open House at the Annex**

**April 23, 2022**



**GEOFFREY MOUEN**

ARCHITECT, INC.





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## Before & After



**Lake Catherine**  
**AGRARIAN URBANISM**  
August 9, 2021





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# History & Character

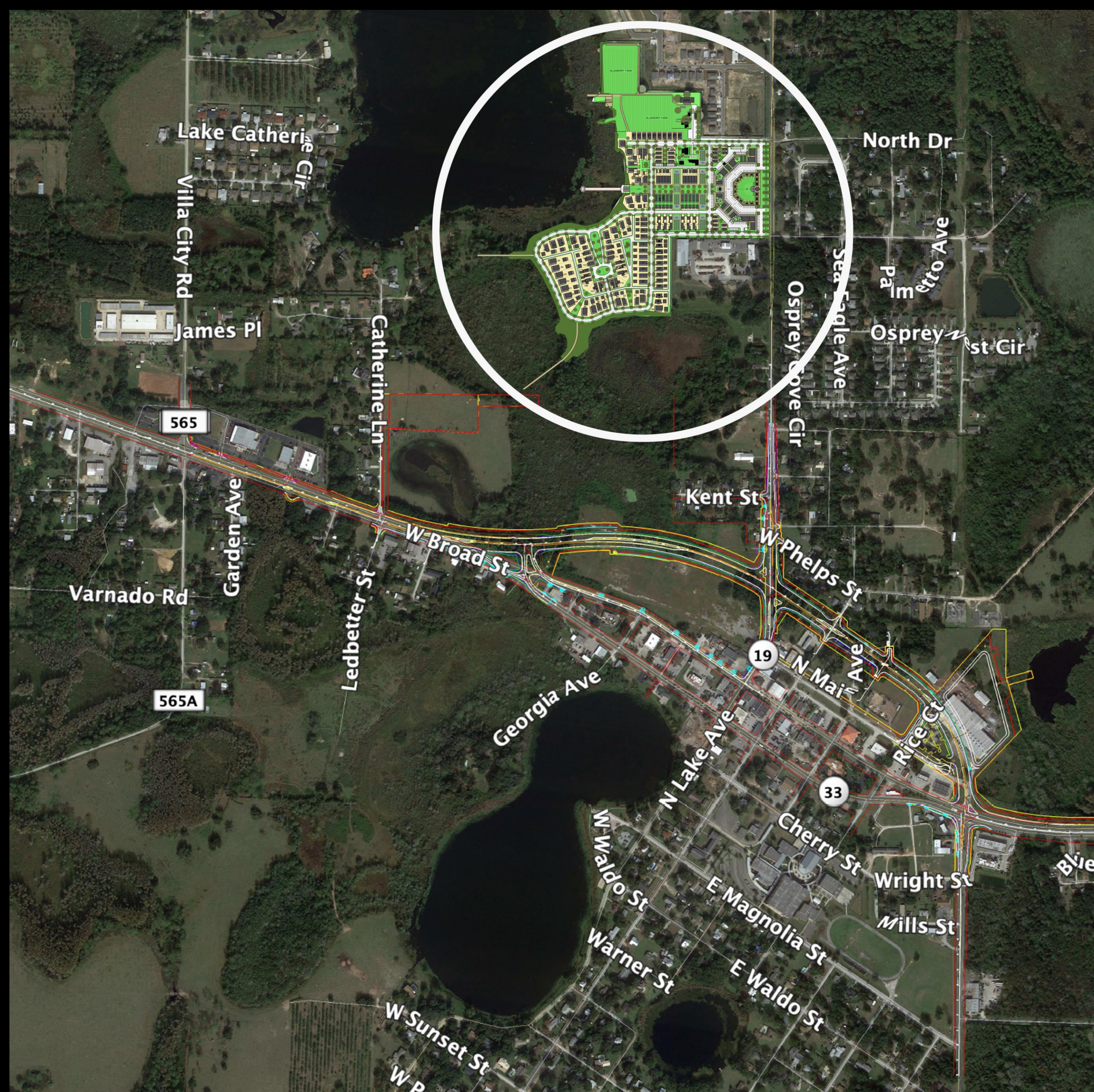


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**Location Map**





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Master Plan

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PROGRAM:

LAND	ACRES
Survey Area (Land, Water & Preserve)	65
Development	30
Blue Berry Farm	6.2
Aquaponics	1

BUILDINGS

Commercial Space 1st Floor	28,000 SF MAX.
----------------------------	----------------

Residential Units	UNITS
Single Family Homes	130
ADU's (optional)	80
Live/Work (Town Center)	40
Live/Work (Convertible)	20
Total Residential Units	250

Lot Types	
Farm Bungalow	10
Garden Cottage	19
Smart Dwellings	6
Zero Energy Homes	16
Side Garden Homes	31
Water View Homes	18
Water Front Homes	10
Town Home - Conv. Live/Works	20
Live/Works - Town Center	40
Total Single Family Units	170



LAKE CATHERINE - MASTER PLAN  
March 22, 2022  
SCALE: 1"=50'

Master Plan

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Agrarian



Pedestrian Friendly Streets



Green Streets



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Mix Use



Diverse Building Types - Missing Middle

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One Aquaponic grow house yields 20 times the produce



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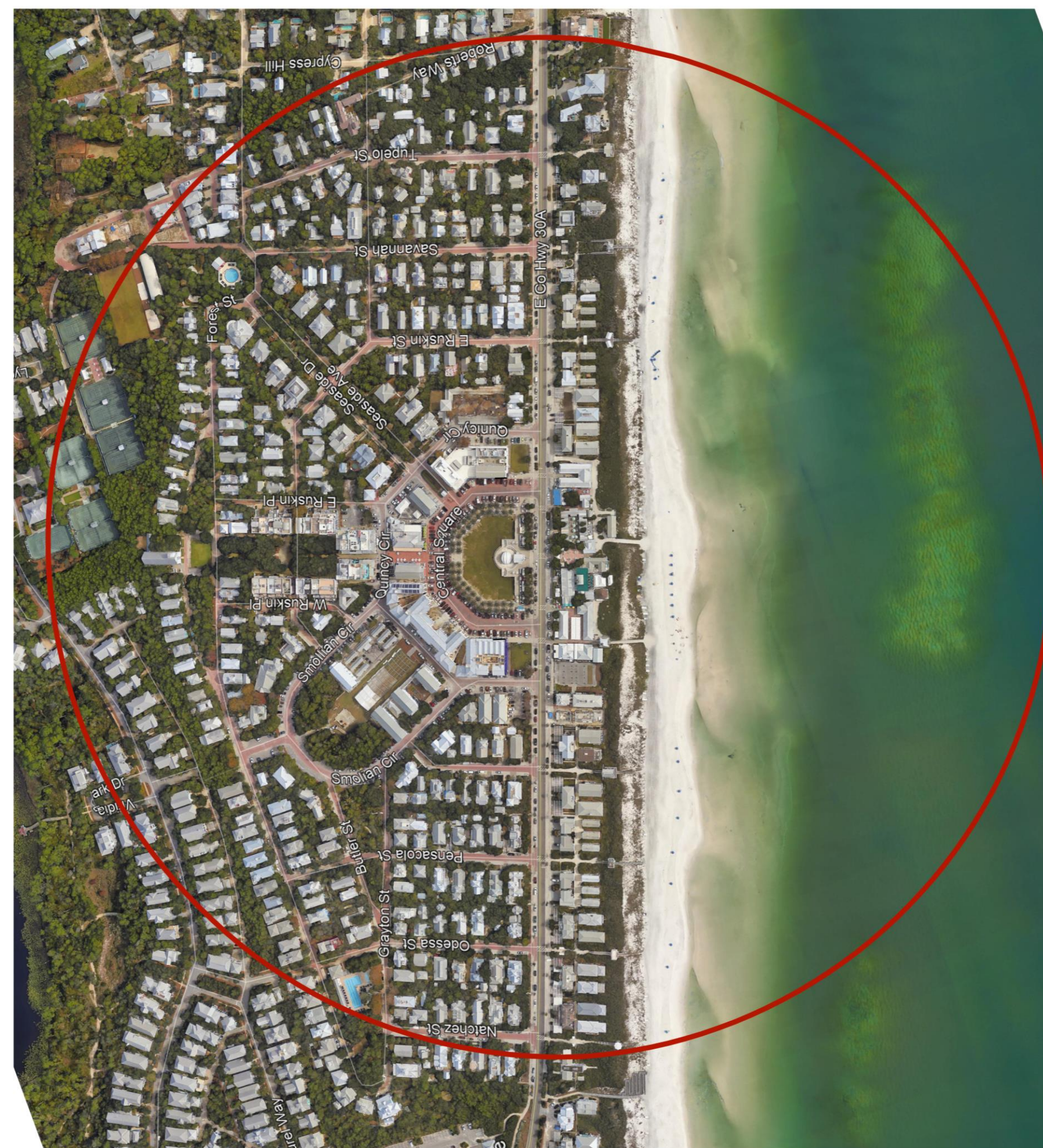
**Blue Berry Farm & Aquaponic Grow Houses**





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Lake Catherine  
Scale Comparison

Seaside

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**Seaside - Central Square**

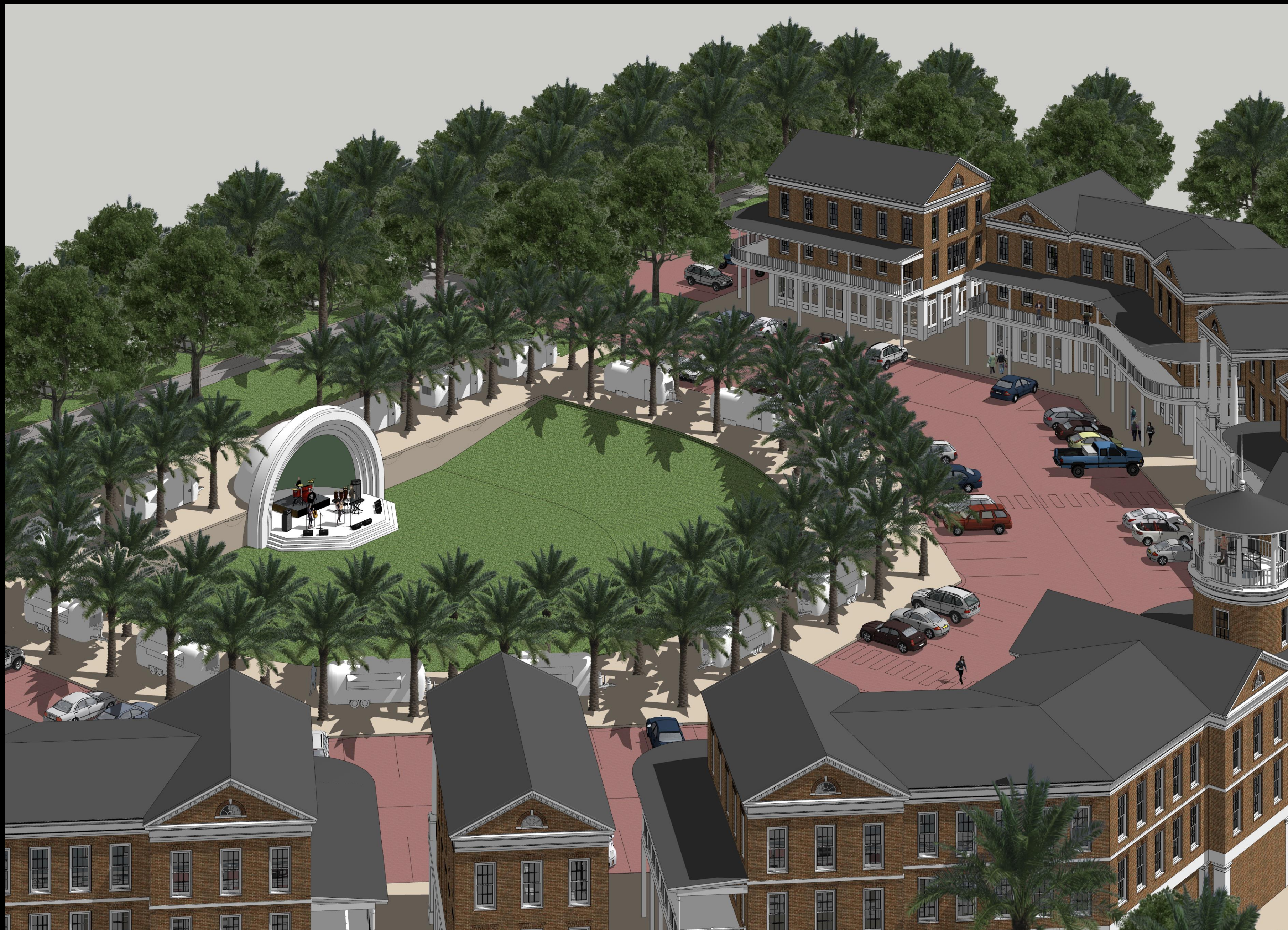


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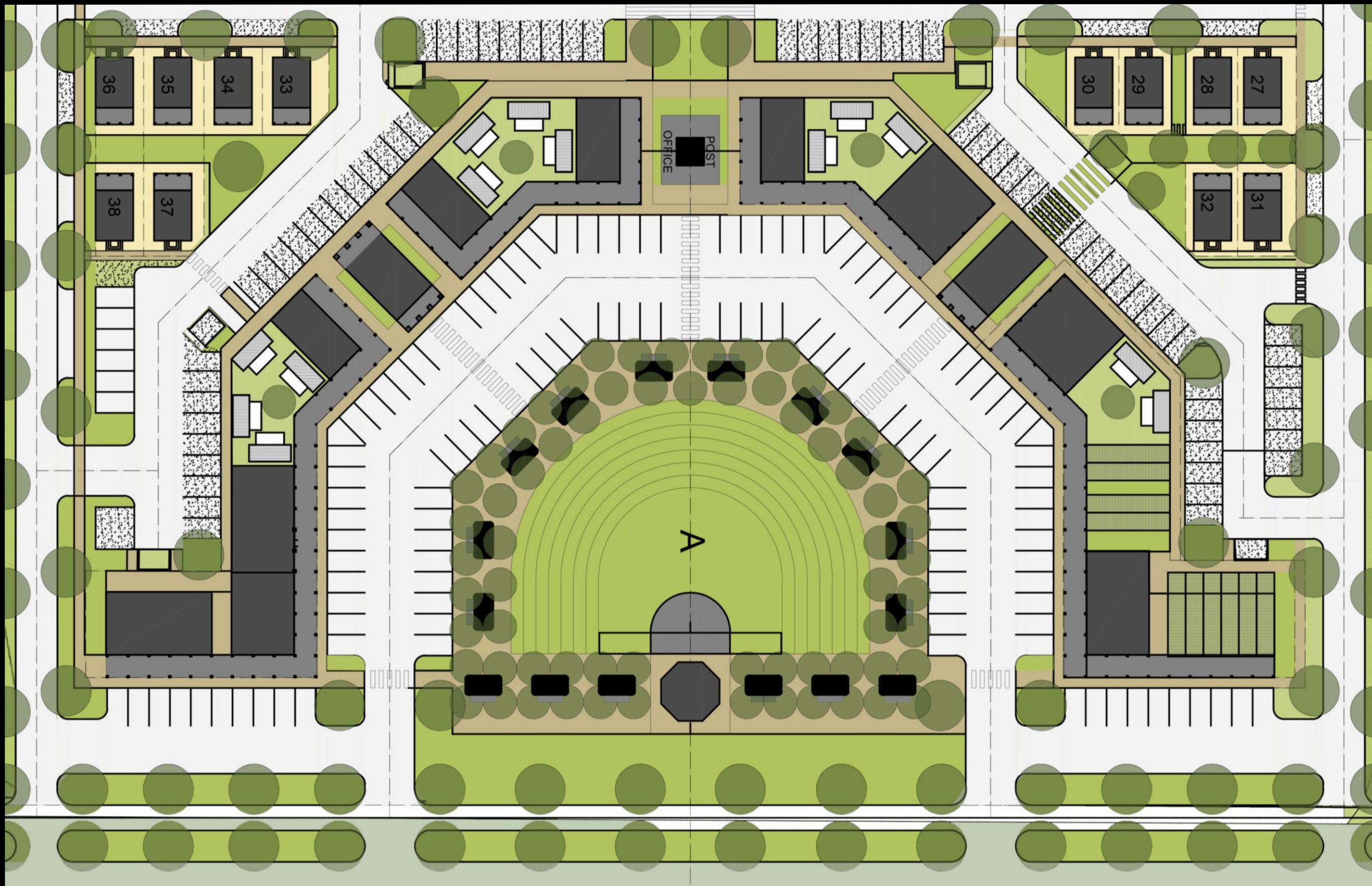
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**Lake Catherine - Central Square**





**Seaside AirStream Venders**

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**Lake Catherine - Central Square**

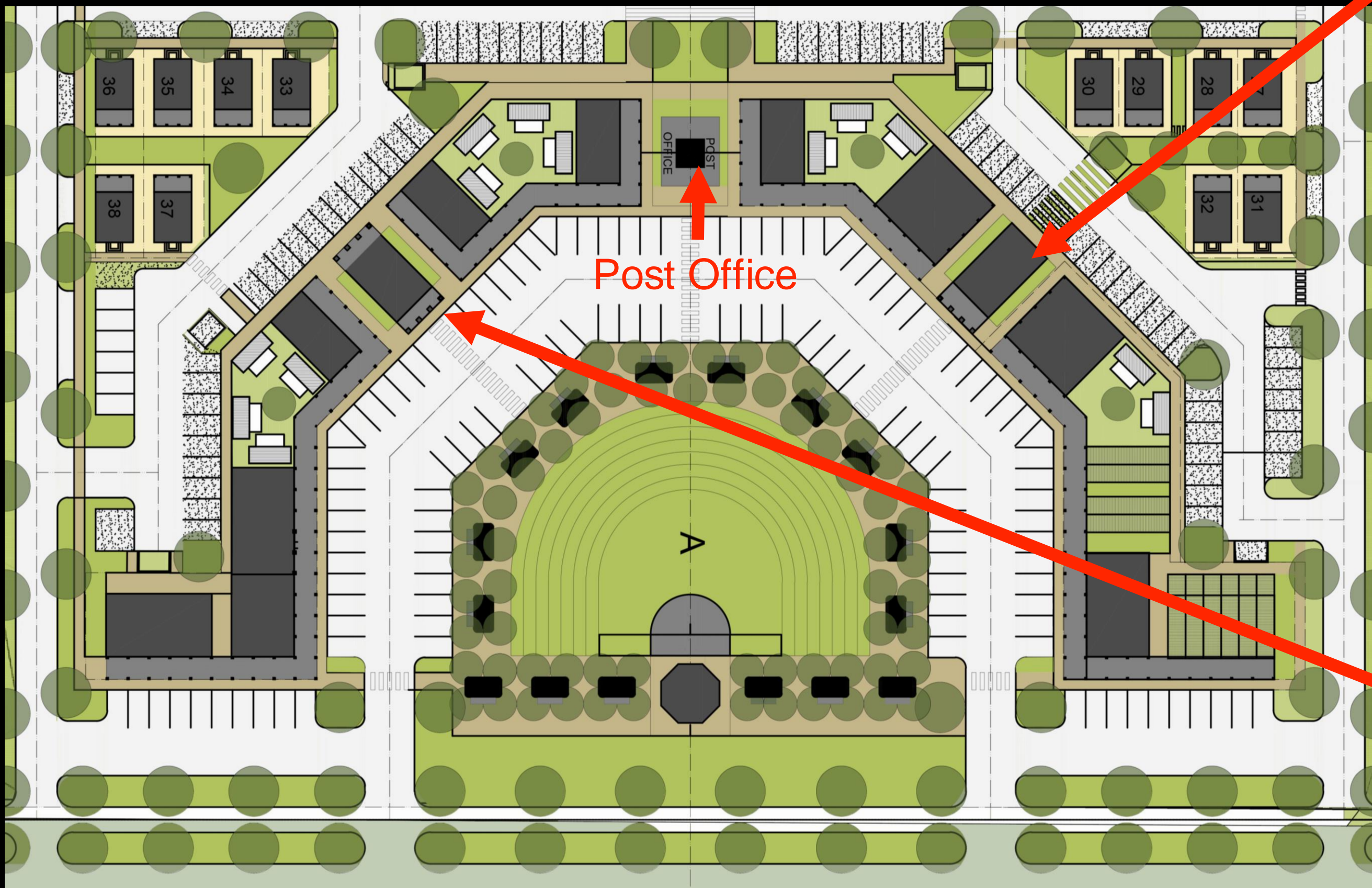




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**Town Meeting House**

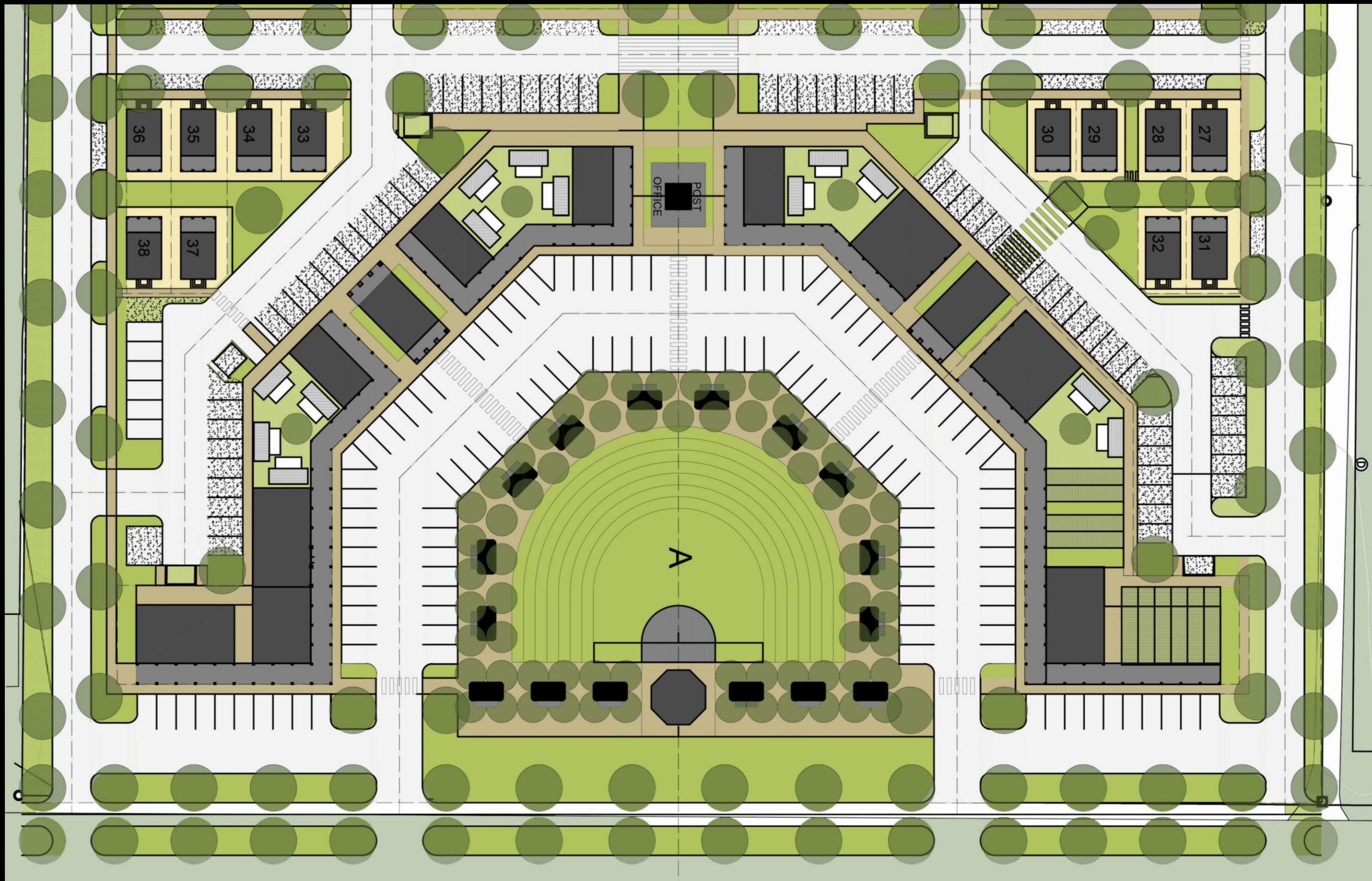


**Chapel**

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**Lake Catherine - Central Square**





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August 9, 2021

**Town Center**





## Lake Catherine - Central Square

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**Central Square: Mixed Use (Business , Apartments & Live-Works)**

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**Lake Catherine - Central Square**





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**Lake Catherine - Central Square - Post Office & Water Cooling Tower**

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**Lake Catherine - Central Square - Chapel & Mixed Use Buildings**

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**Central Square - Mixed Use Buildings & Pavers**

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Home types:

Waterfront Homes  
Live/works  
Townhomes  
Cottages  
Smart Dwellings  
Charleston Side yards.

Central Neighborhood Green Streets & Lake Front

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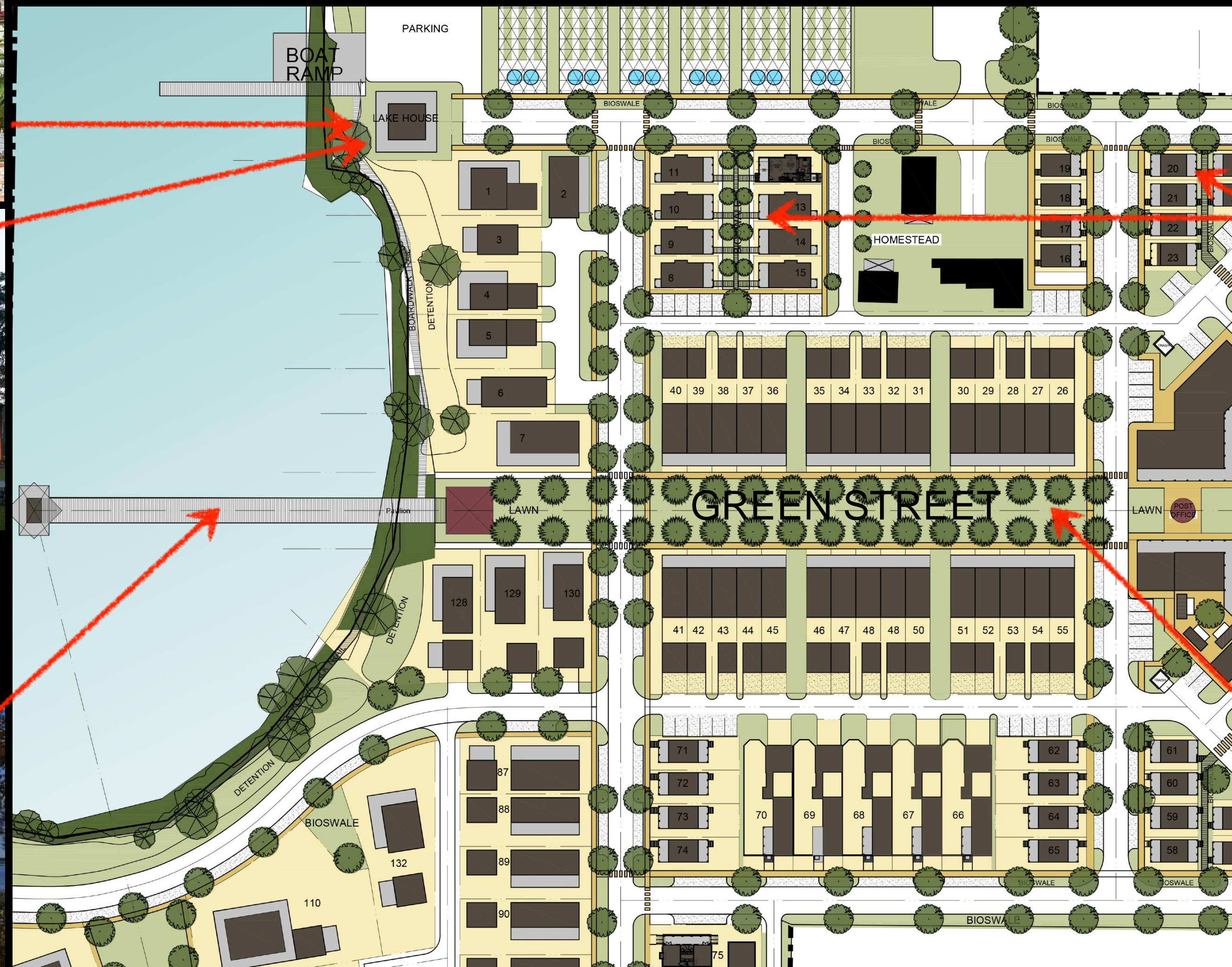


Pocket Parks



Green Street

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Nurishable - Community Spaces



Club / Boat House

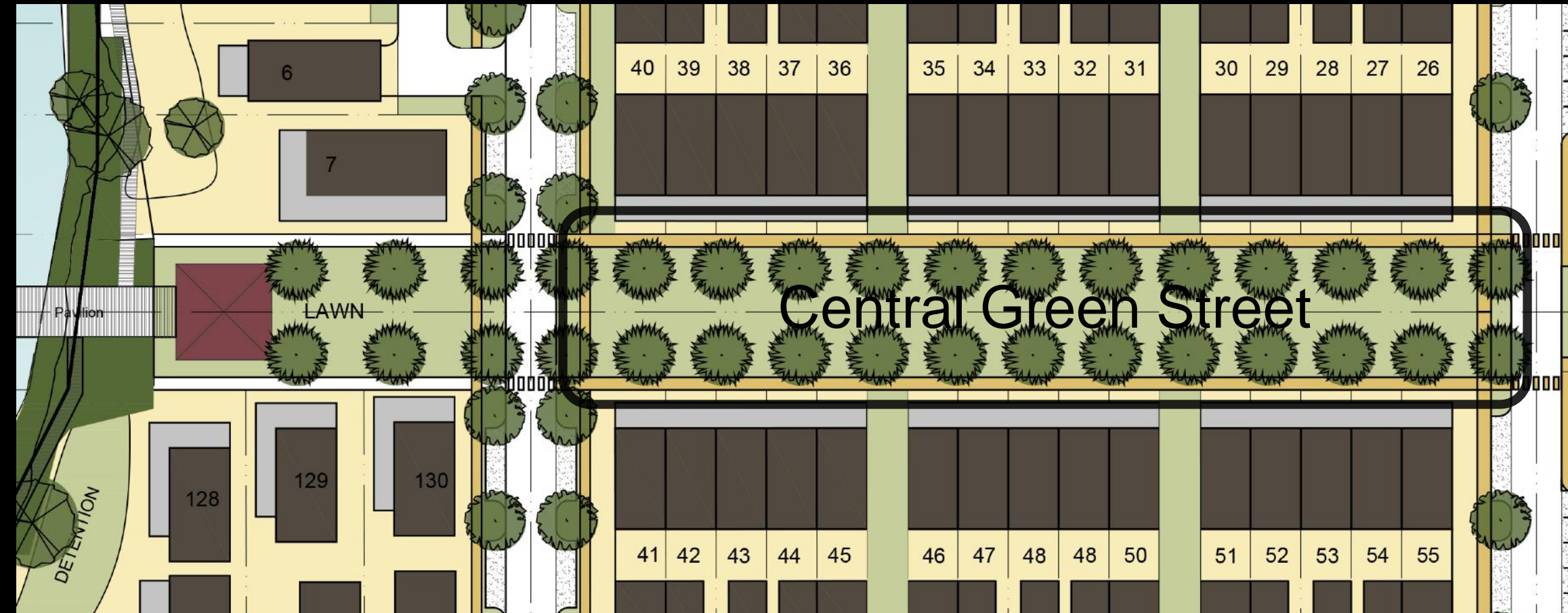


Public Pier





**Raised Planters - RUSKIN SQUARE**



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**Vegetable Garden**



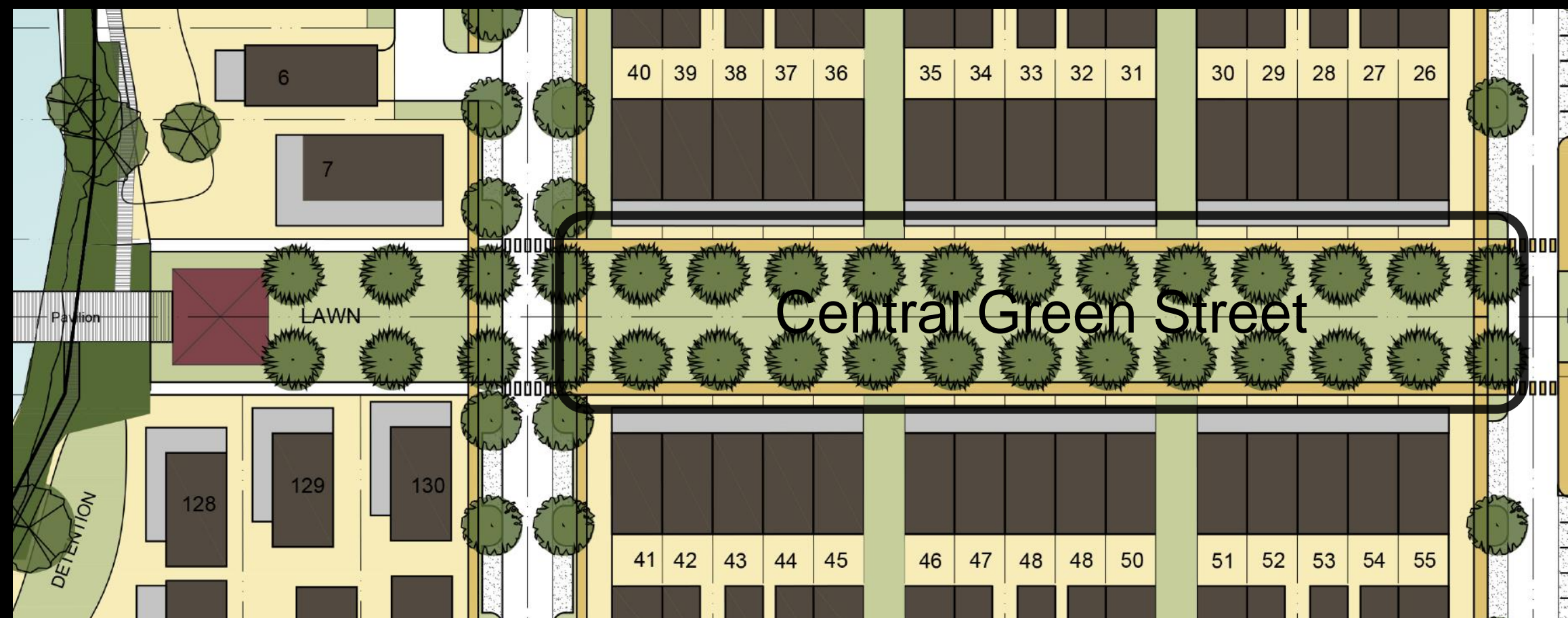
**Teaching Pavillion**



**Rain Gardens & Green Street**

**Nurishable Community Spaces - Central Green Street**





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**Central Green Street**  
Live / work - office, studio, coffee etc..

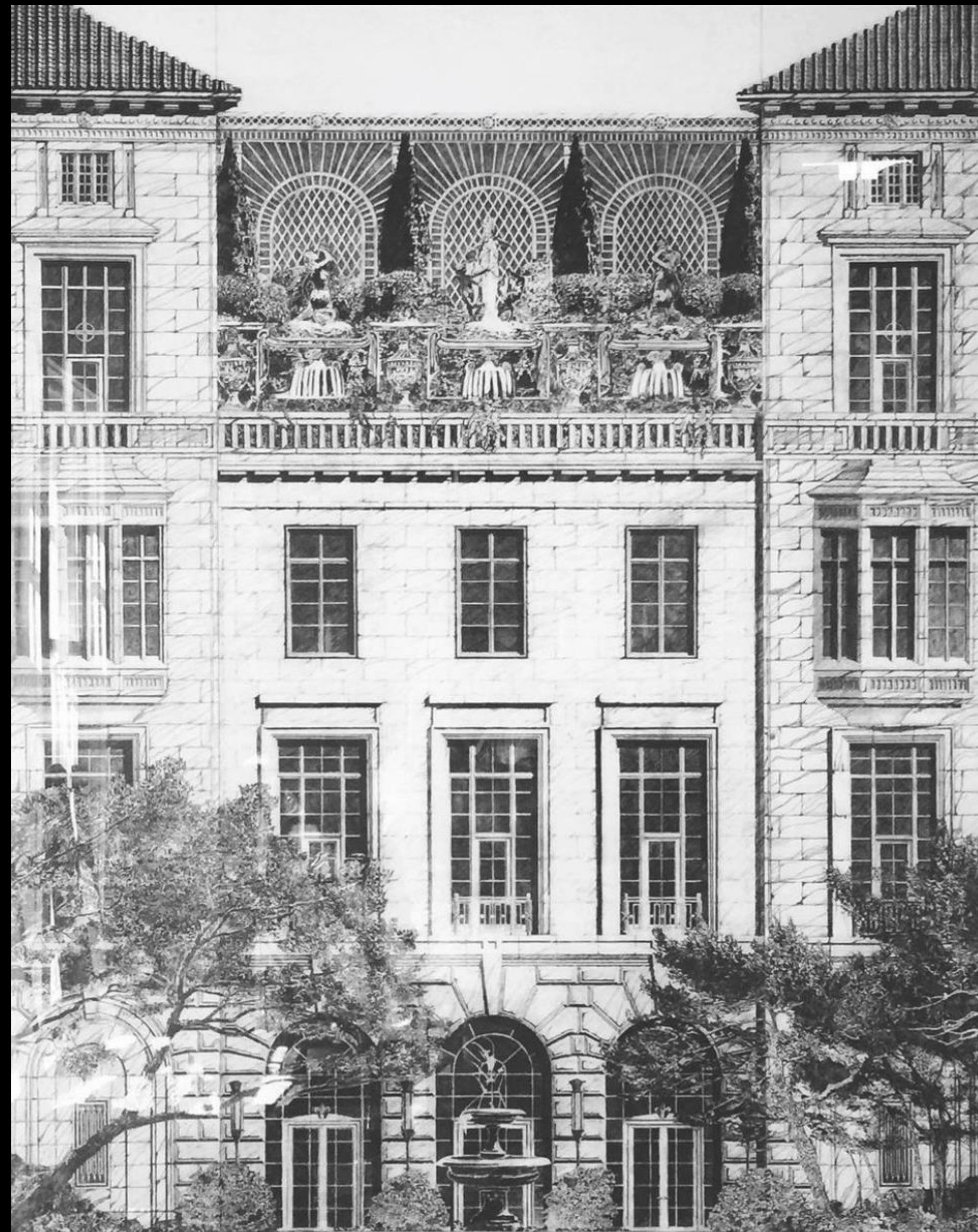
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**Town Homes with an opportunity for Roof Top  
Gardens**





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## Public access / Lakefront Homes with Verandas



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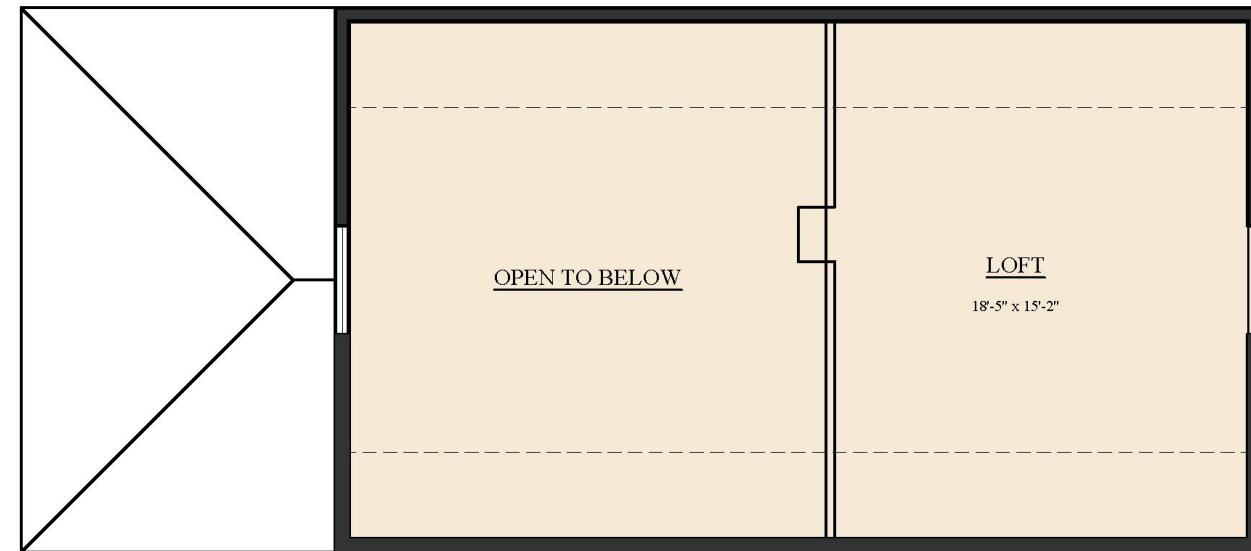
## Pocket Park (Green Street)



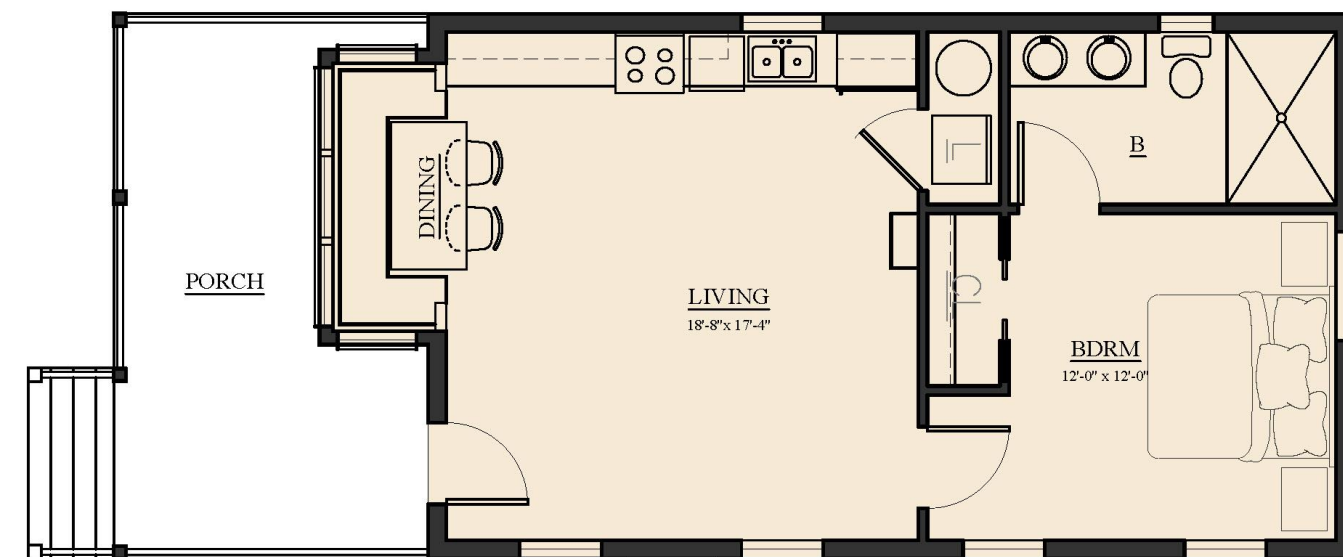




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LOFT PLAN



FIRST FLOOR

- EL. 14'-4 3/4" ROOF BEARING
- EL. 11'-4 3/4" 2ND F.F.
- EL. 10'-0" CEILING
- EL. 0'-0" (REFERENCE) FINISHED FLOOR
- EL. -2'-10" EXTERIOR GRADE



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## LAKE CATHERINE

20'-0" x 38'-0" One and a Half Story Cottage

### BUILDING AREA CALCULATIONS:

FIRST FLOOR	723 SF
LOFT	324 SF
TOTAL MAIN HOUSE	1,047 SF
PORCHES	187 SF



# Pocket Park Cottage

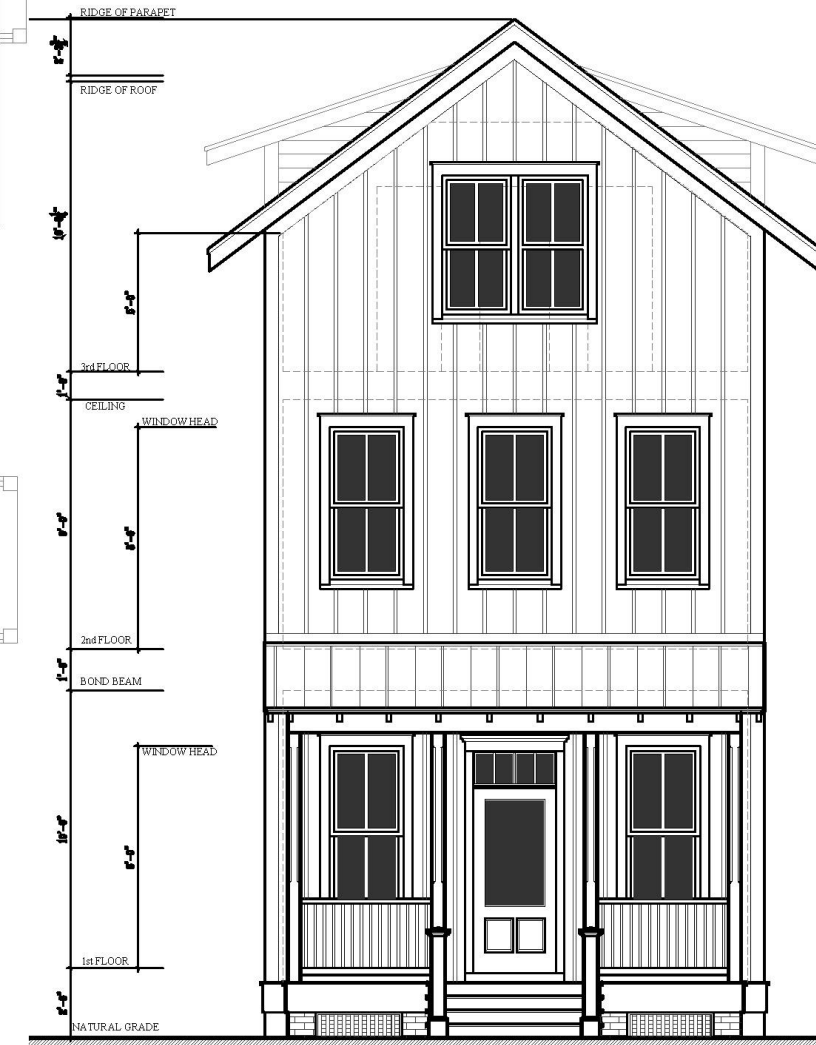
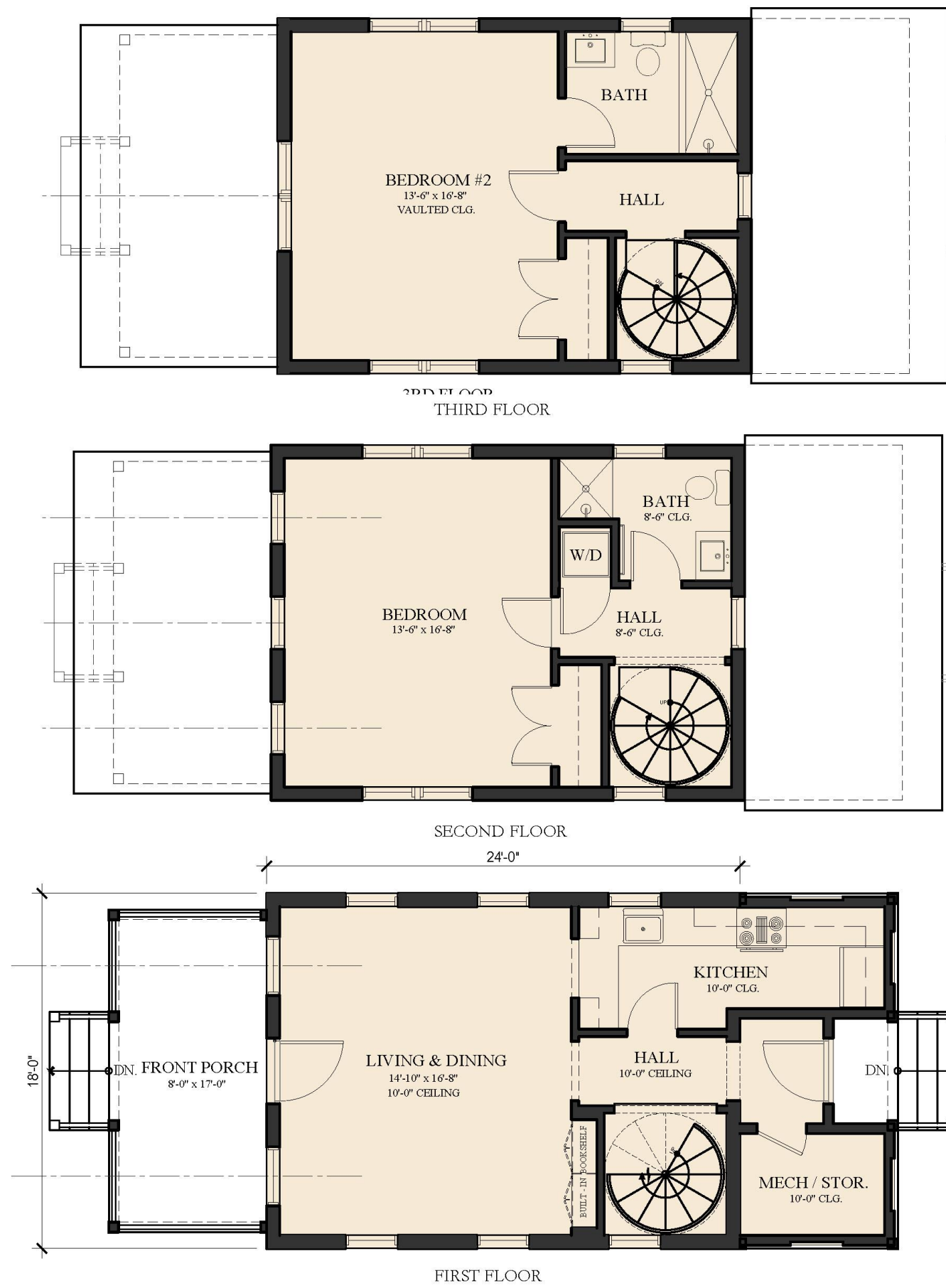
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FRONT ELEVATION



SIDE ELEVATION

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## LAKE CATHERINE

18'-0" x 24'-0" Three Story Cottage

### BUILDING AREA CALCULATIONS:

FIRST FLOOR	553 SF
SECOND FLOOR	384 SF
THIRD FLOOR	384 SF
TOTAL MAIN HOUSE	1,321 SF
PORCHES	147 SF



# Pocket Park Cottage

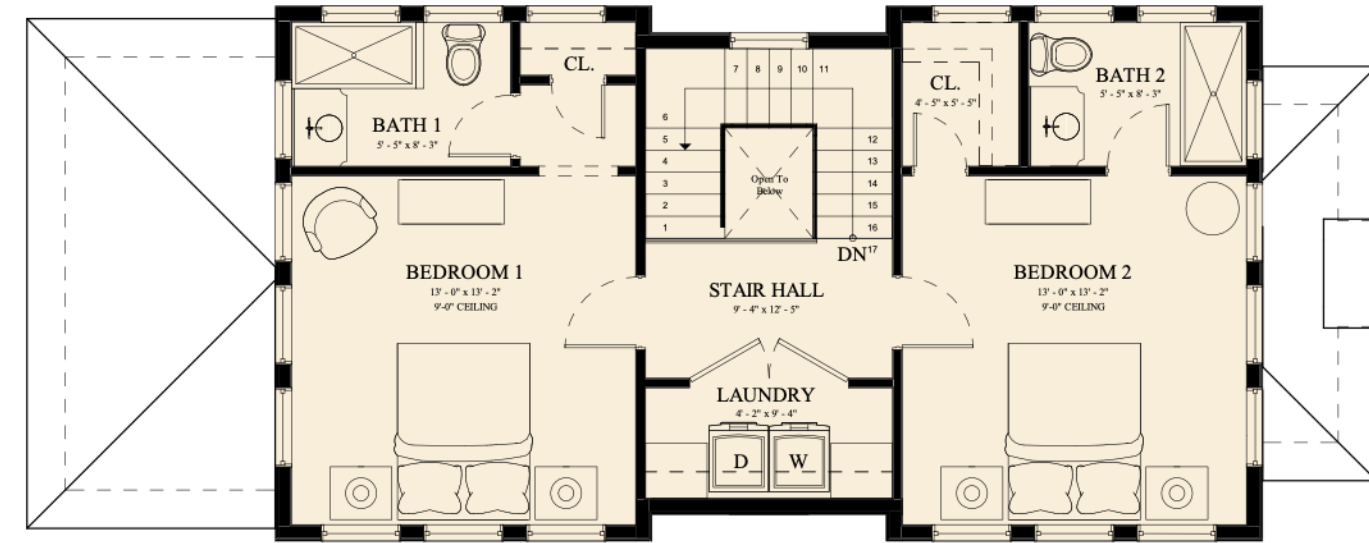
## Lake Catherine

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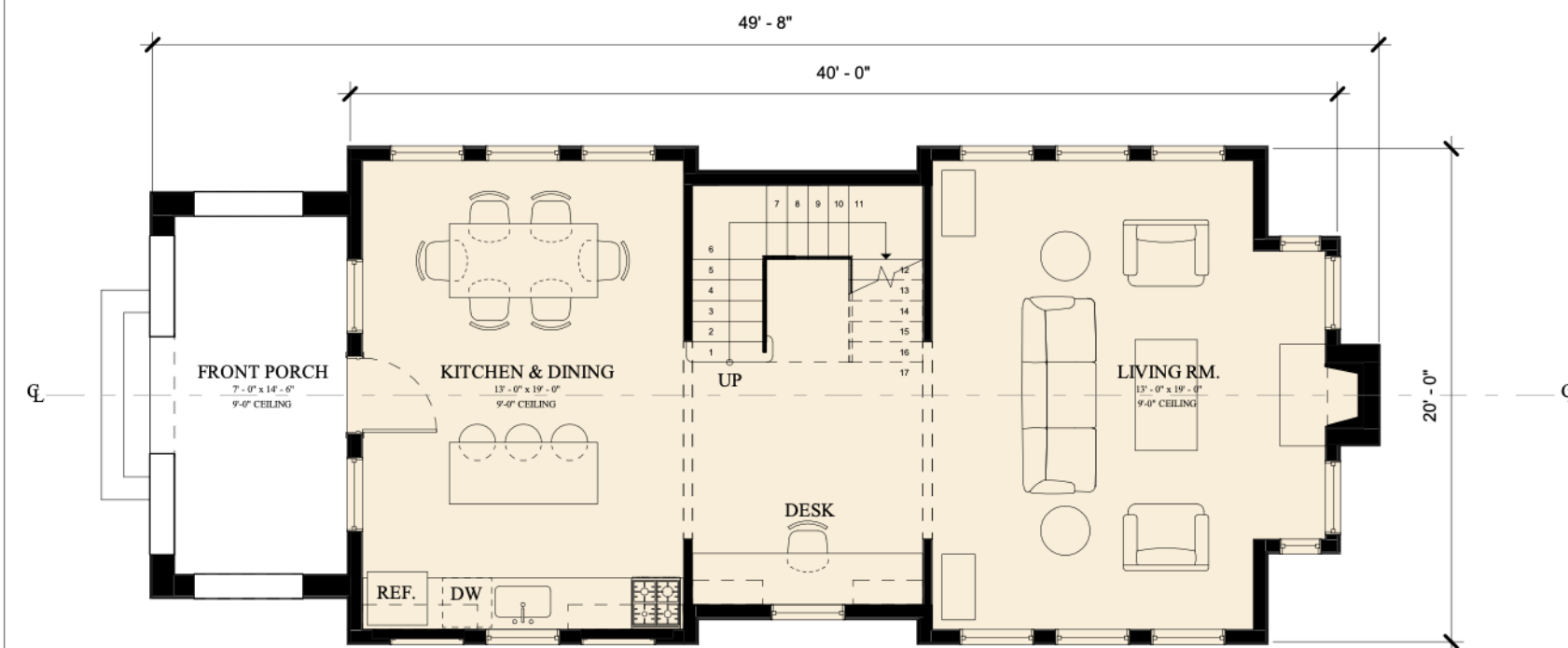
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SECOND FLOOR



3D VIEW



FIRST FLOOR



FRONT ELEVATION

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## LAKE CATHERINE

20'-0" x 40'-0" Two Story Cottage

### BUILDING AREA CALCULATIONS:

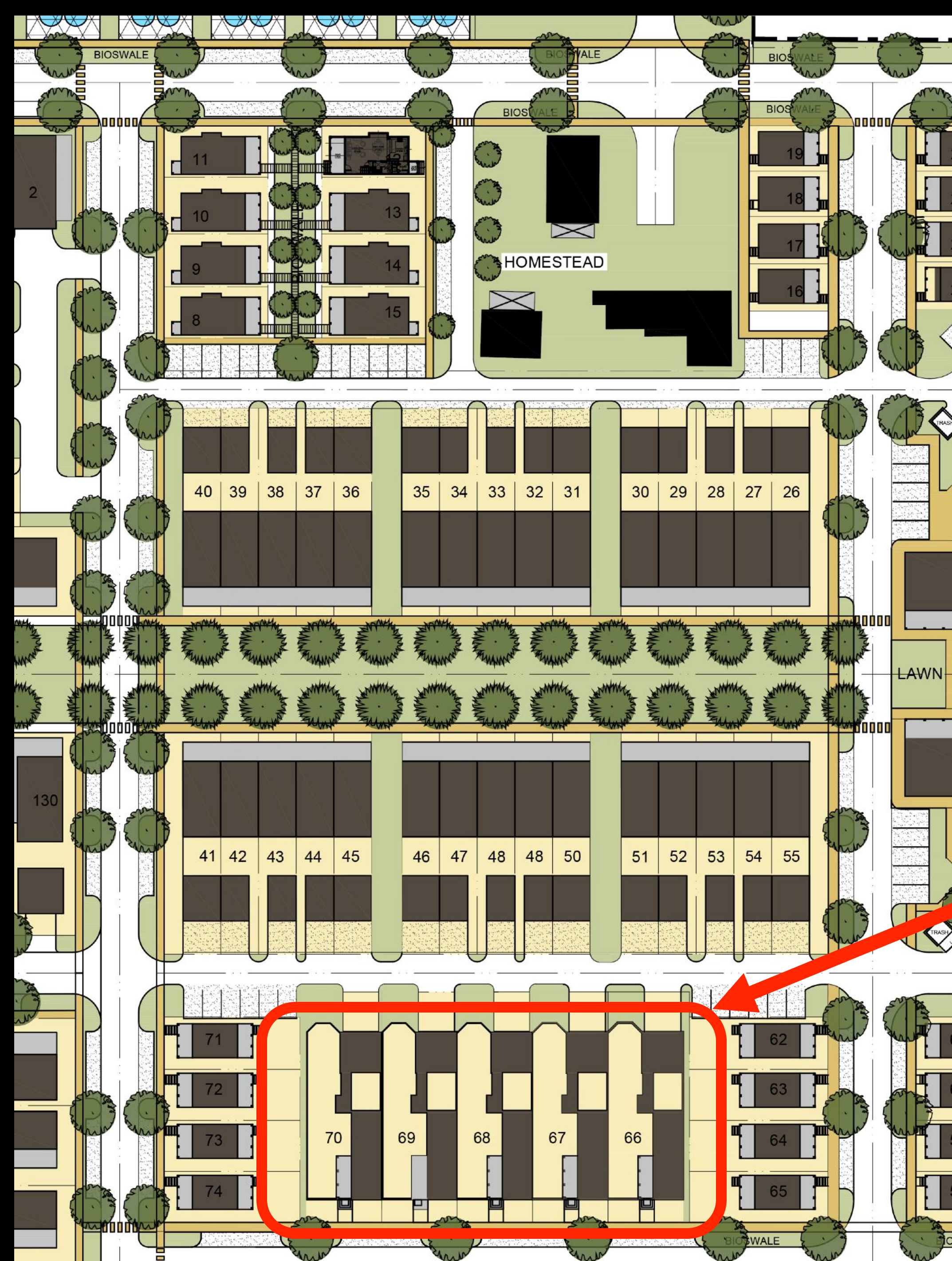
FIRST FLOOR	781 SF
SECOND FLOOR	665 SF
TOTAL MAIN HOUSE	1,446 SF
PORCH	141 SF



Pocket Park Cottage

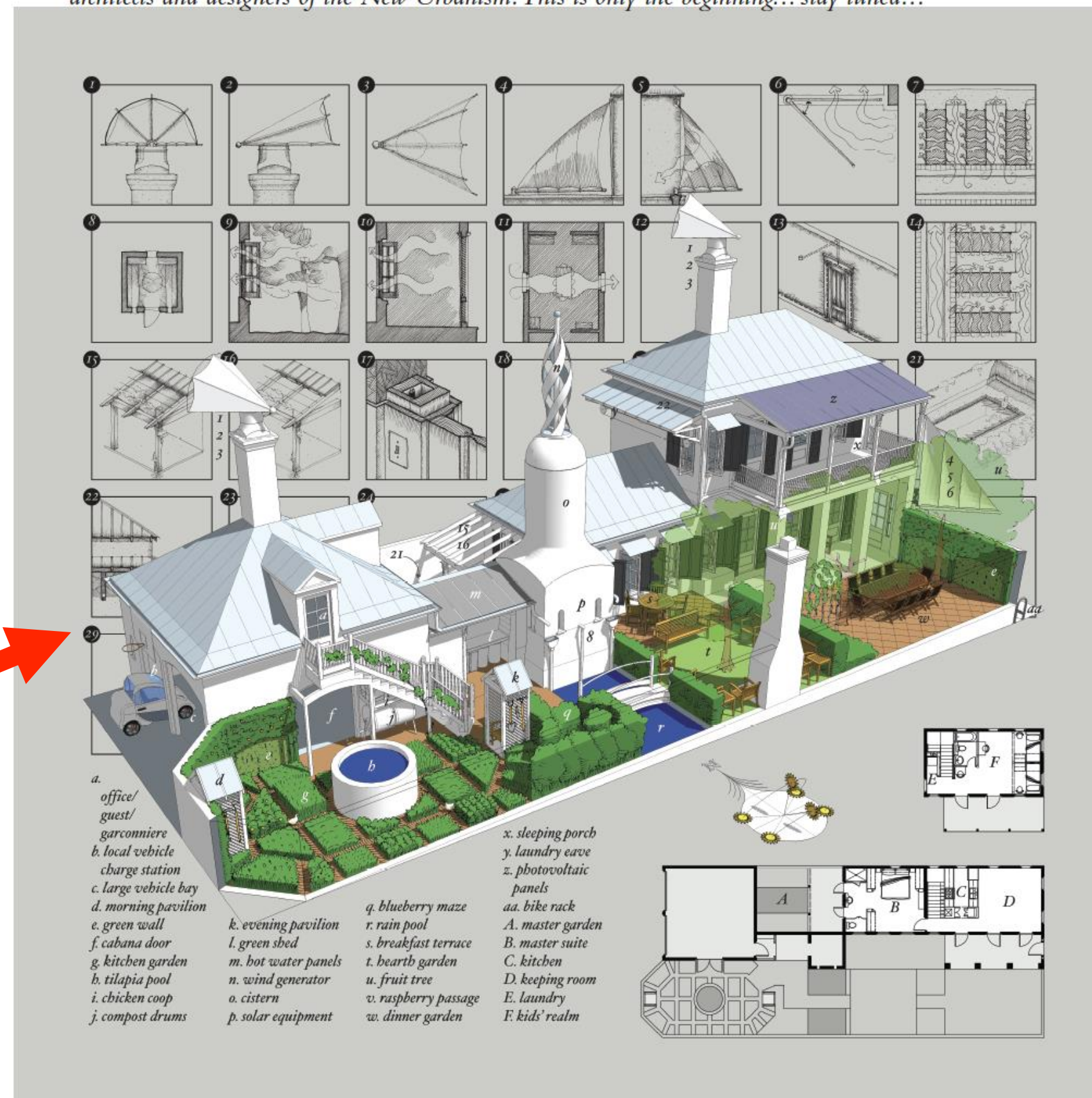
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# SMARTDWELLING I

This home design responds to the Wall Street Journal's query of "what is the most sustainable home that can be imagined today, if technologies and human behaviors were not impediments?" SmartDwelling I answers this question in several ways. First, it's designed for a specific region (the American Gulf Coast) because truly sustainable buildings should be appropriate to regional conditions, climate, and culture. Next, it's designed for a neighborhood, not for some indeterminate location, because properly-designed neighborhoods are at least half of the solution of sustainability. Its biggest design move is to entice people into a series of outdoor rooms so they become acclimated to the local environment and require less conditioning when they return indoors. Outdoor living space is larger than conditioned space (1,200 SF) in SmartDwelling I, which is sustainable in a broad way known as the Original Green. It grows much of its own food. It hopes to be lovable to the non-architects. It is built durably, able to last for centuries. It is flexible, able to be used for many purposes through time. And it is highly frugal with energy, air, water, and materials... and conserves not only our own health, but that of the surrounding environment. These are all ideals promoted by the New Urban Guild's SmartDwelling Project. SmartDwelling I is one design by one person; the SmartDwelling Project will produce many designs by some of the most notable architects and designers of the New Urbanism. This is only the beginning... stay tuned...



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South Neighborhood





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Edge Homes

South Neighborhood



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**Light Imprint Design - Pervious Pavers & Gravel Parking**

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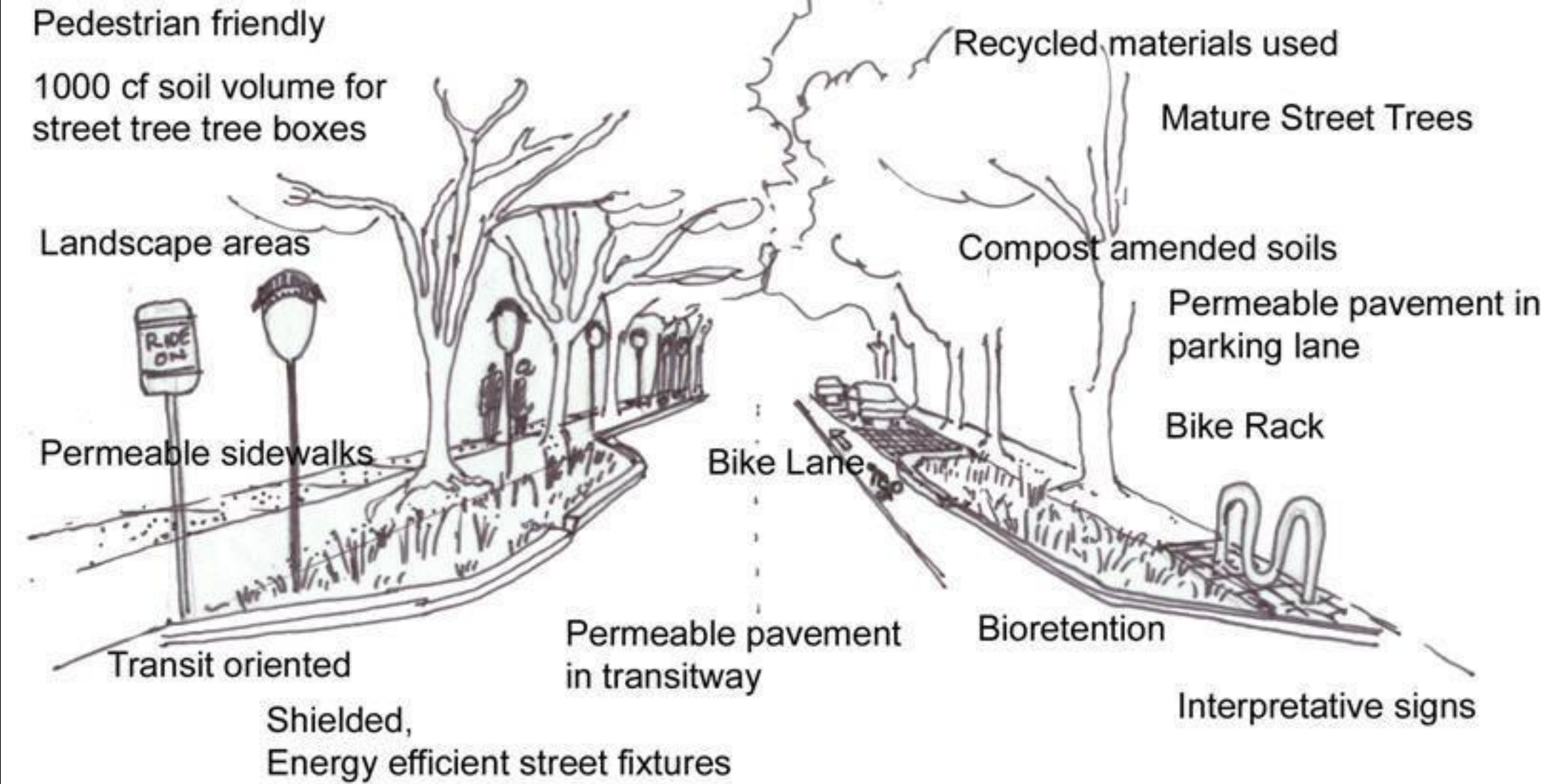




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## Anatomy of a Green Street



**Light Imprint Tool Box:**  
**Bio-Swales, Rain Gardens, French Drains, Tree Wells,**  
**Etc...**

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# **Lake Catherine**

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## **AGRARIAN URBANISM**

**Groveland, Florida**

**Open House at the Annex**

**April 23, 2022**



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# Groveland Downtown

Groveland, Florida

Open House at the Annex

April 23, 2022



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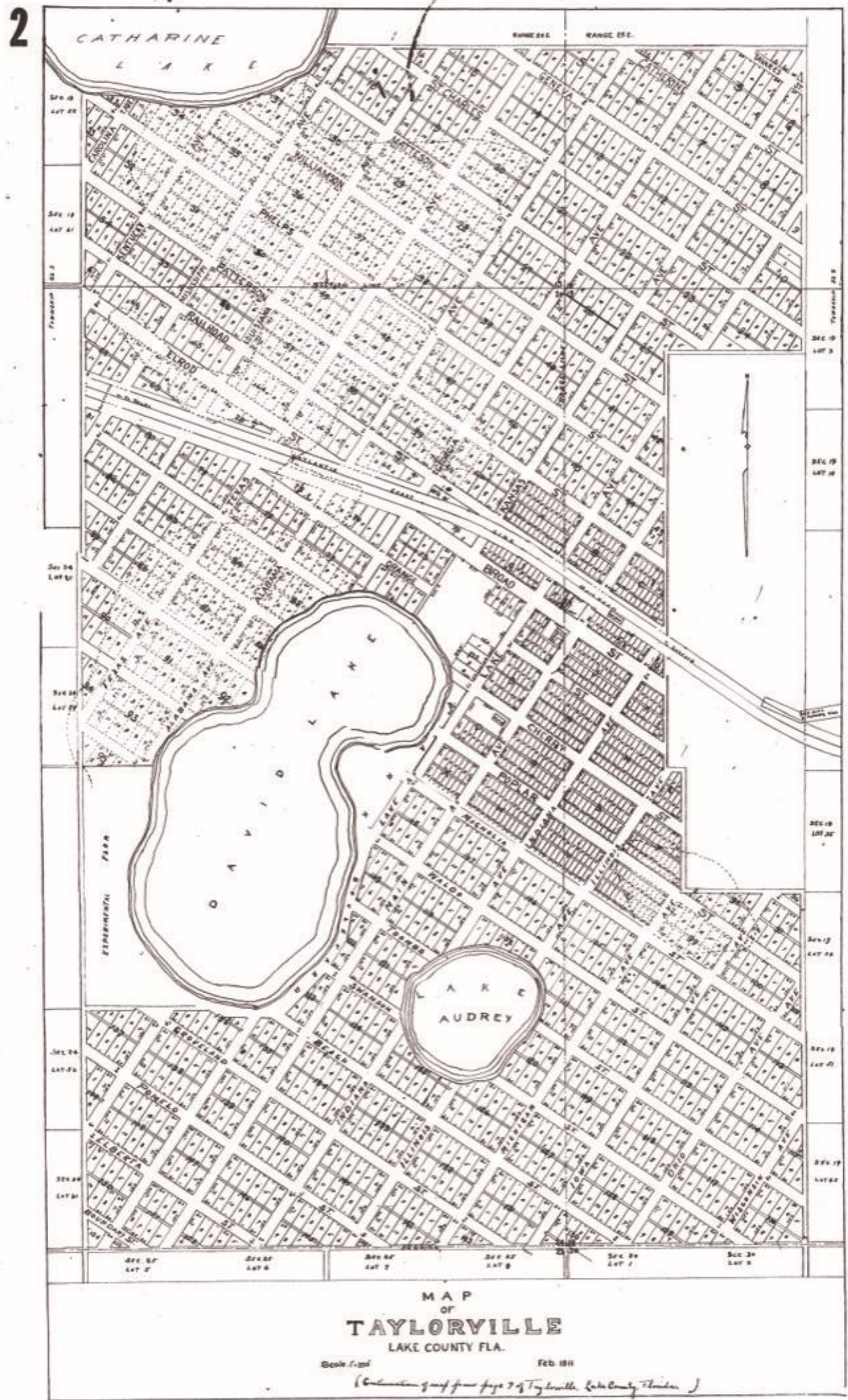
# History & Character Groveland



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Groveland



Filed and recorded this May 15, 1911.  
and I certify the foregoing pages to be  
are a true and correct copy of the  
original plat.  
J. H. Duncan Clerk & Co.

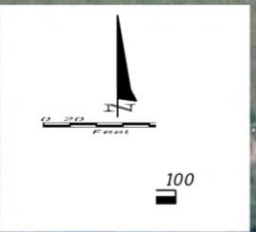






SPEED  
LIMIT  
45

SPEED  
LIMIT  
30



POND B

S. Withlacoochee  
River Sub-Basin

Lake David

Groveland City  
Fire & Police  
Departments

Groveland  
Historic  
Train Depot

Groveland  
City Hall

SR 50 FDOT Realignment

Florida Department of Transportation  
DISTRICT 5

SPEED  
LIMIT  
40



# Is it Safe to Walk in Groveland ?





# Walkability Study

Identify walkability as a goal and pursue it explicitly

## General Theory of Walkability

- Safe
- Useful
- Comfortable
- Interesting

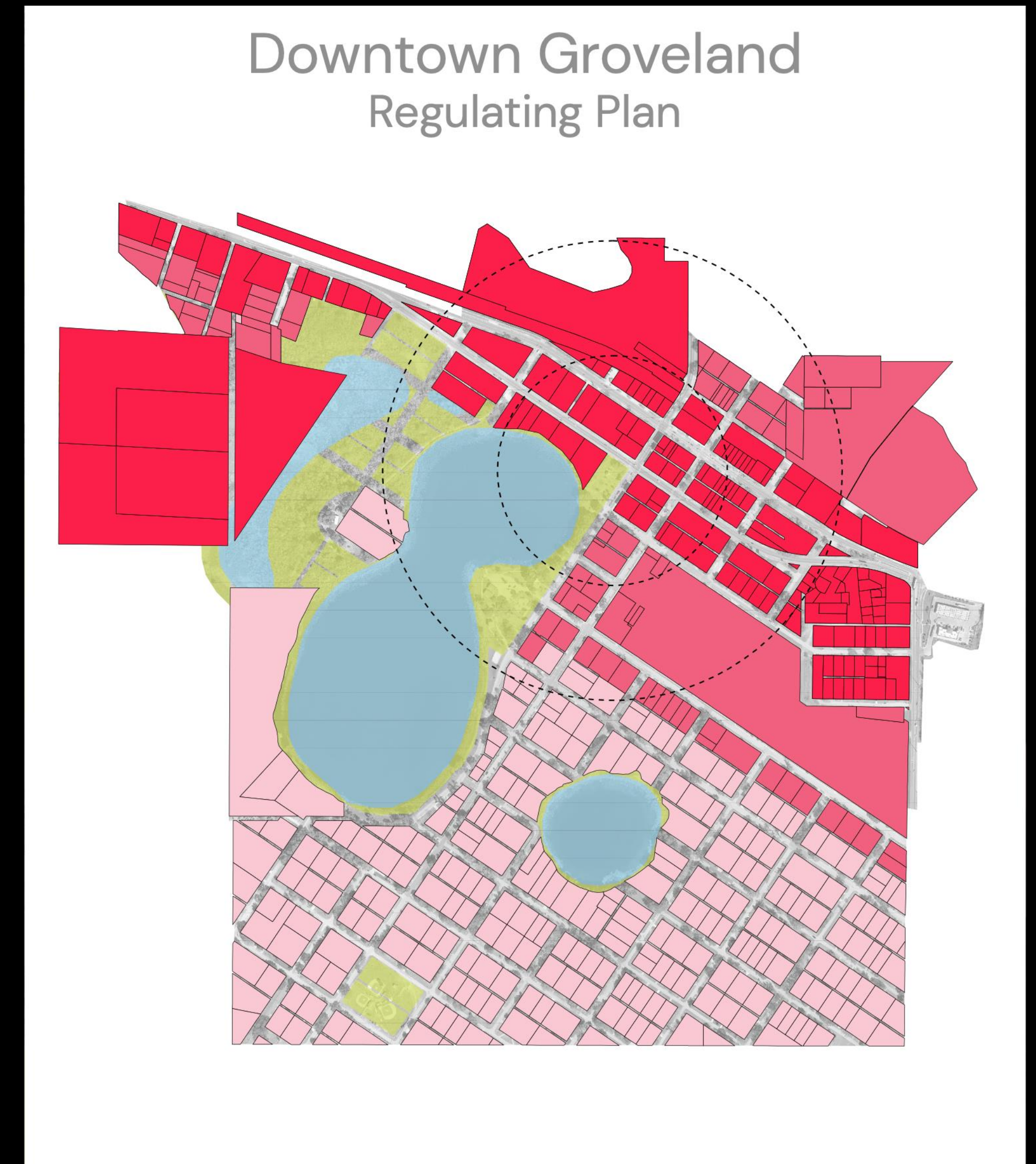


Habersham, South Carolina



# Is it Safe to Walk in Groveland ?

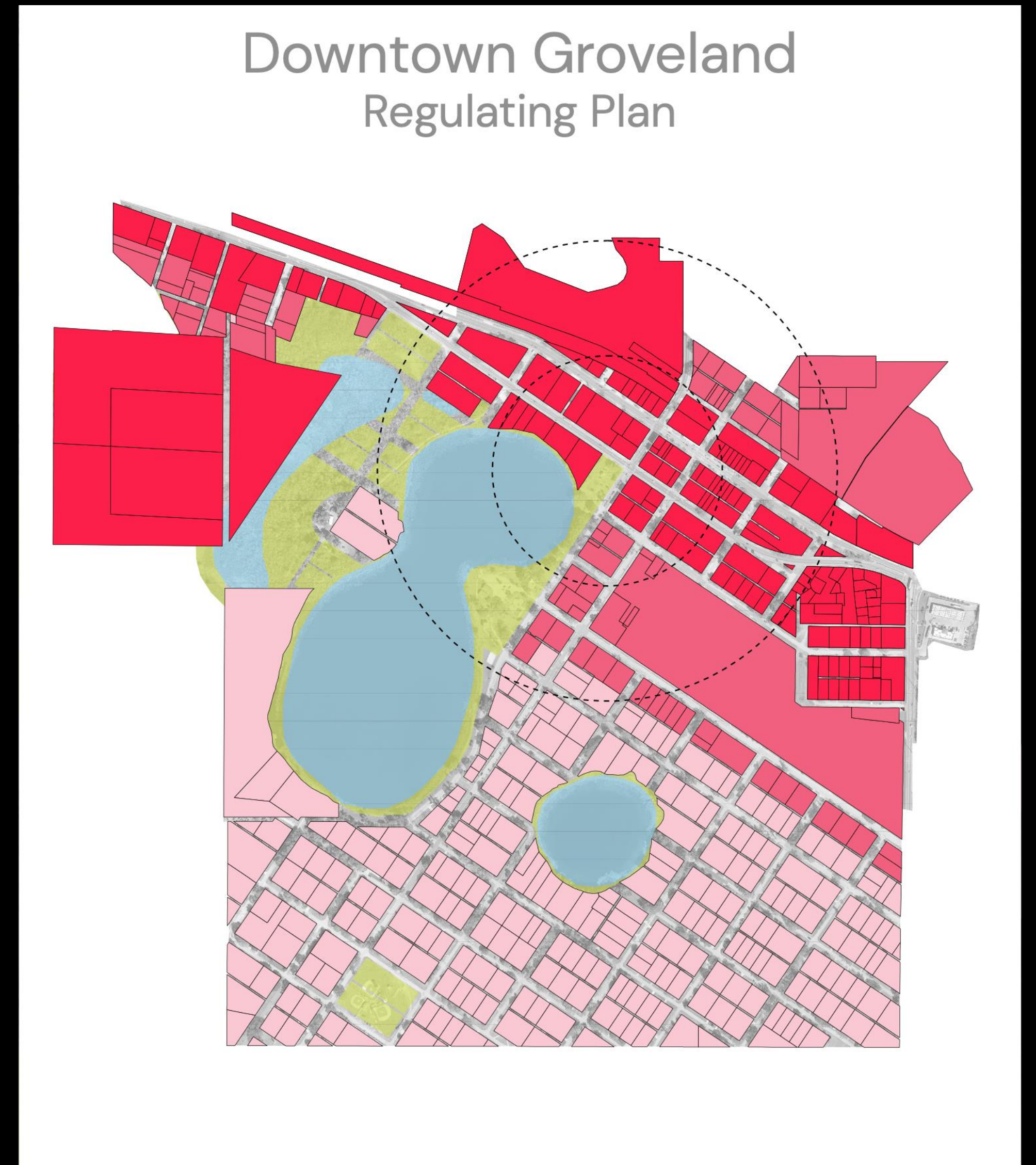
- Do Cars Dominate? Can we change one-way streets back to two-way streets.
- Assess speed limits and enforcement - why is speeding a problem?
- A lane audit (number and width) to determine where road diets are necessary.
- Is there a well connected Pedestrian and Cycling network?
- Is this the opportunity to redesign every street in the area to optimize safety, throughput, cycling and provide on street parking?
- Redesign to eliminate unsafe conditions and take advantage of intersection repair process.
- Signalization assessment - potentially leading to signal replacement to four way stops.
- Improved street tree provisions - Furniture, Shade (trees & awnings)
- Identify Park-let opportunities for outdoor dining, casual sitting.
- Assess sidewalk network, widths and obstructions?
- Curb cut policy? Are there too many auto-centric businesses?





# Is it Useful to walk in Groveland?

- Is there a Mix of Uses?
- What's the Job to Housing ratio?
- Is there too much free parking?
- Is there multi-modal Transportation?





# Is it comfortable and interesting to Walk in Groveland ?

- What's the quality of the building Frontage?
- Are there missing teeth?
- Do Strong Anchors exist? i.e. Theater, Church, School, Parks, Stores etc...?
- Are there triage areas of quick cheap repair?
- Are civic spaces dispersed throughout?
- Can Curb cuts and other obsticals be removed?
- Is the street just a place to drive through on your way somewhere else or is it a place to stop and enjoy?



Winter Park, Florida

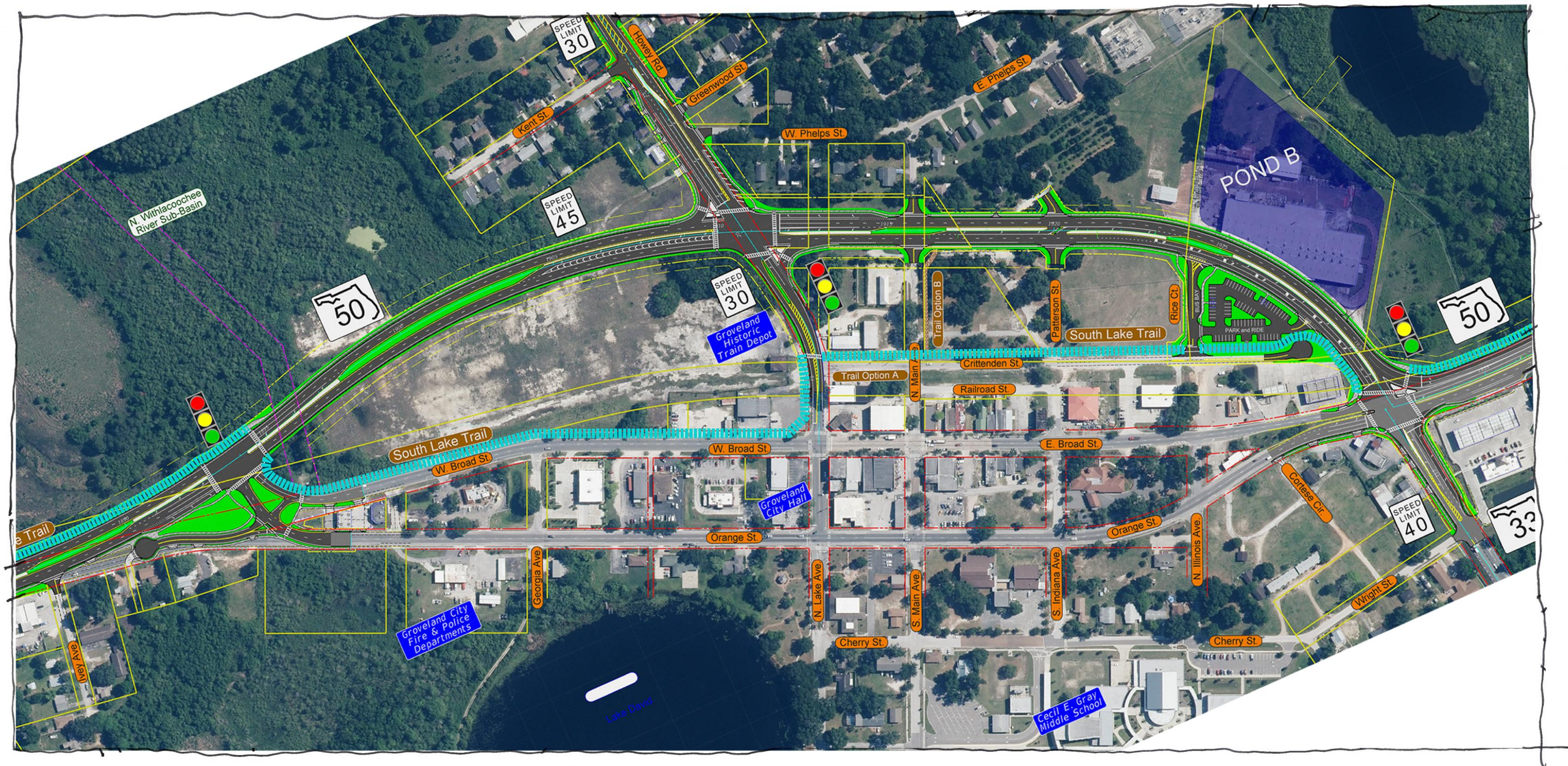


# Frontage Quality Assessment

- Identify a network of Walkability to guide improve.
- Identify Anchors and missing teeth
- Identify and prioritize improvements
- Identify triage areas of quick and cheap repair.
- Identify civic spaces Opportunities
  - Parks, building, Public works





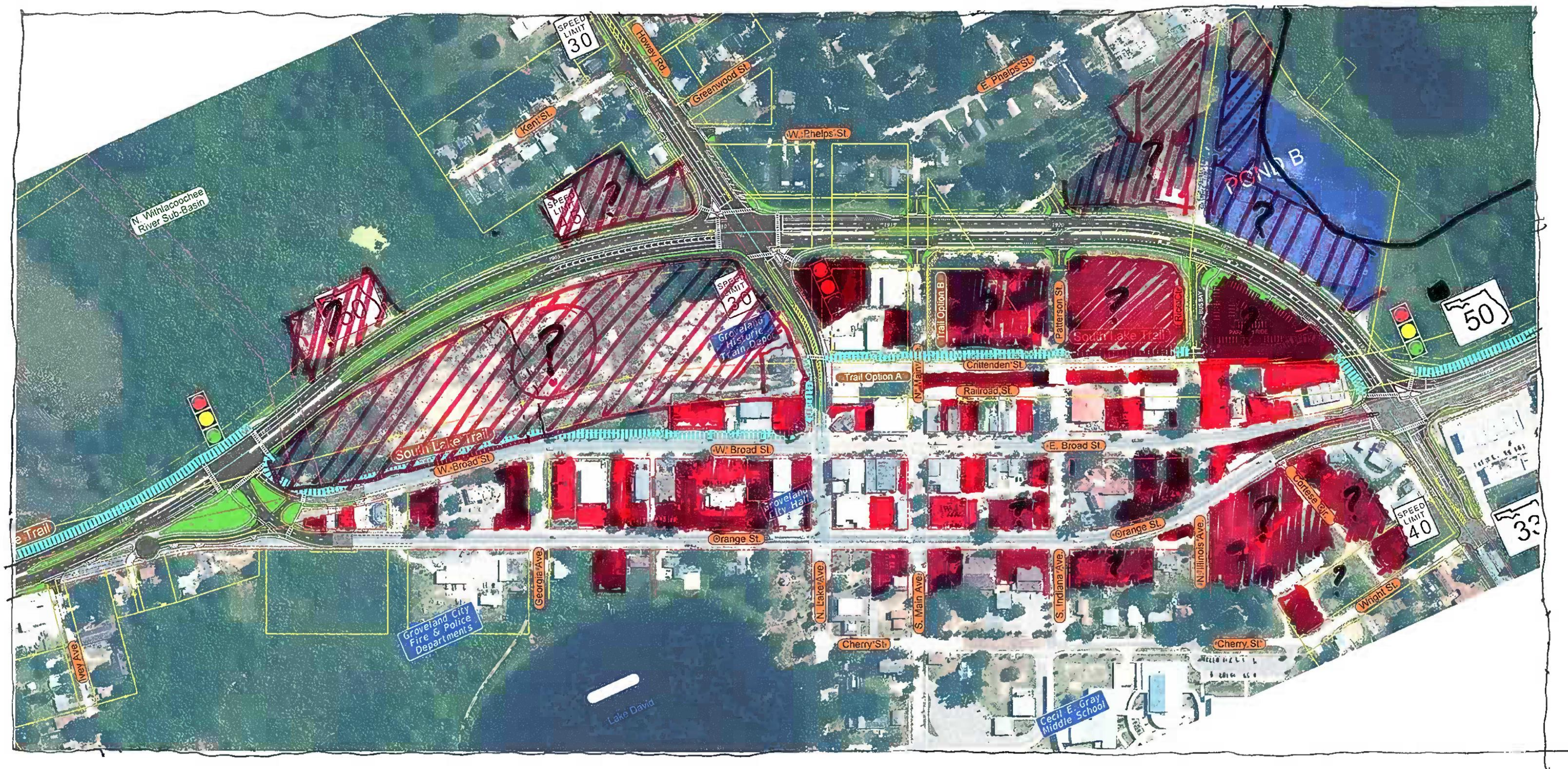


THE CITY OF GROVELAND

MARCH 10, 2022

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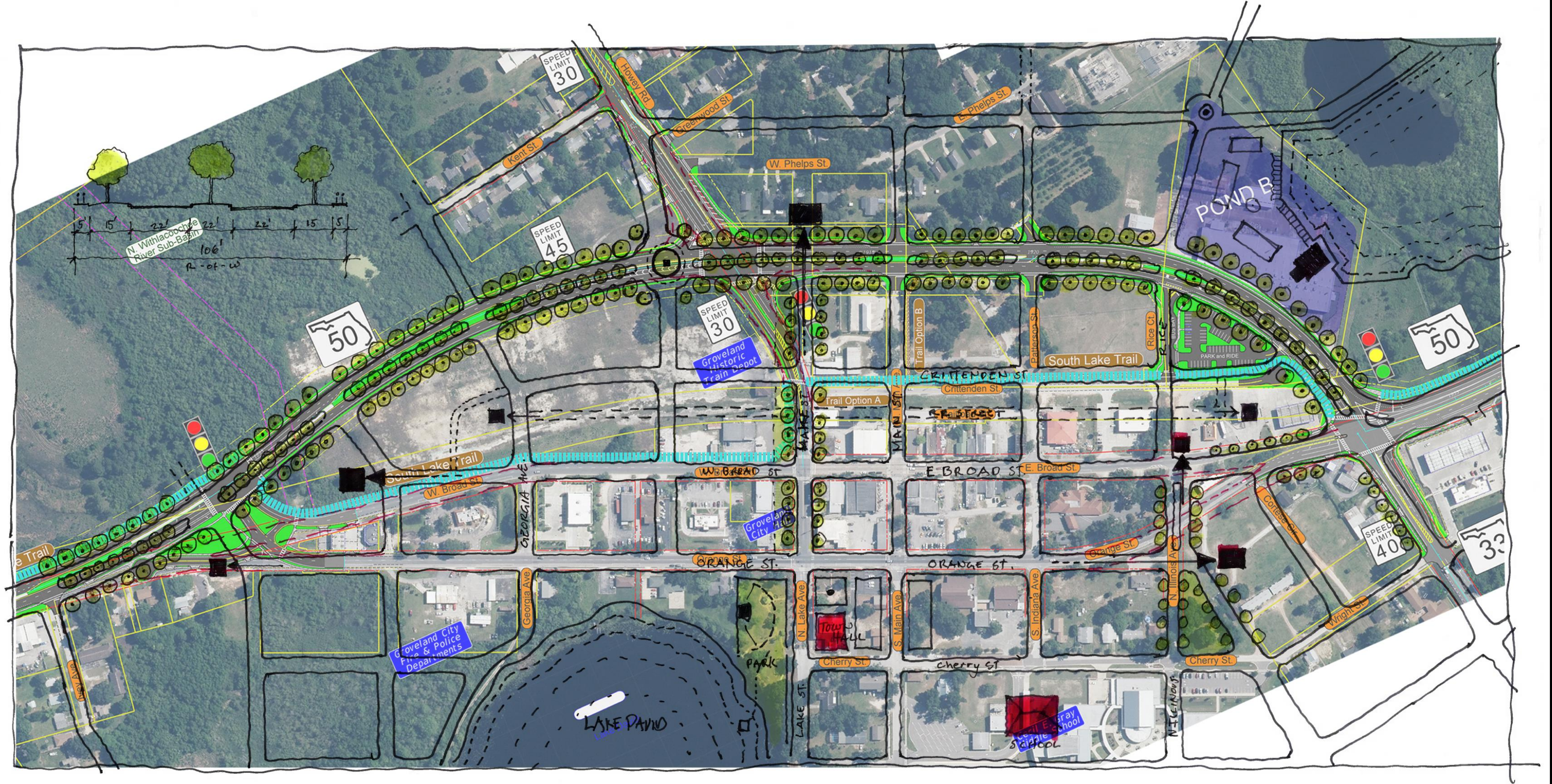


THE CITY OF GROVELAND

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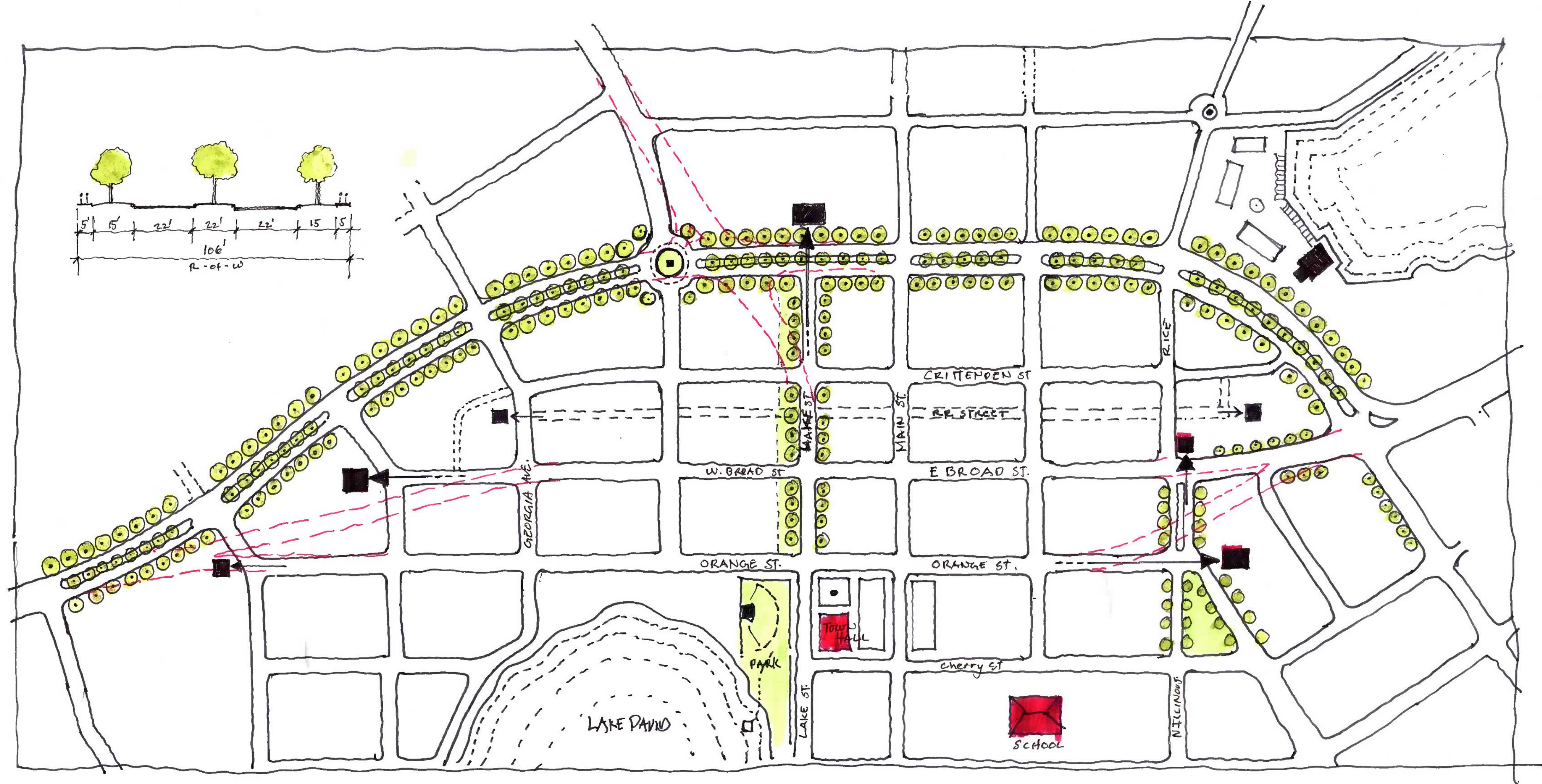


THE CITY OF GROVELAND

MARCH 10, 2022

GEOFFREY P. MOUEN ARCH.





THE CITY OF GROVELAND

MARCH 10, 2022

GEOFFREY P. MOUEN ARCH.







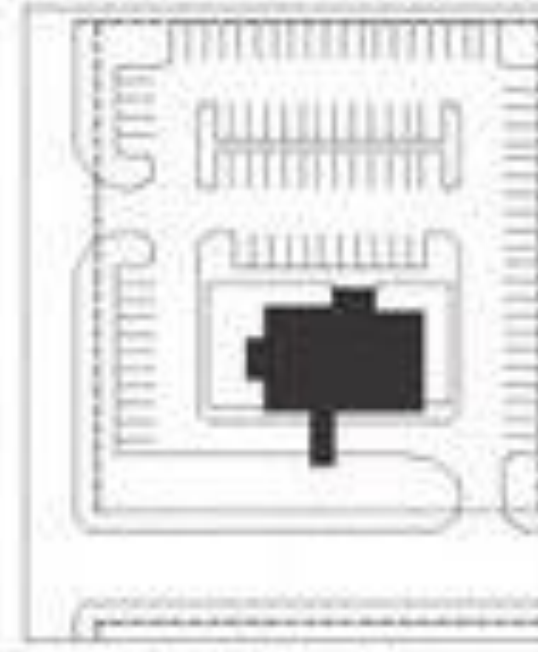
# For a More Walkable City, Replace Signals with All-Way Stops



Albuquerque's downtown traffic signals were deemed unnecessary. Nine have since been removed



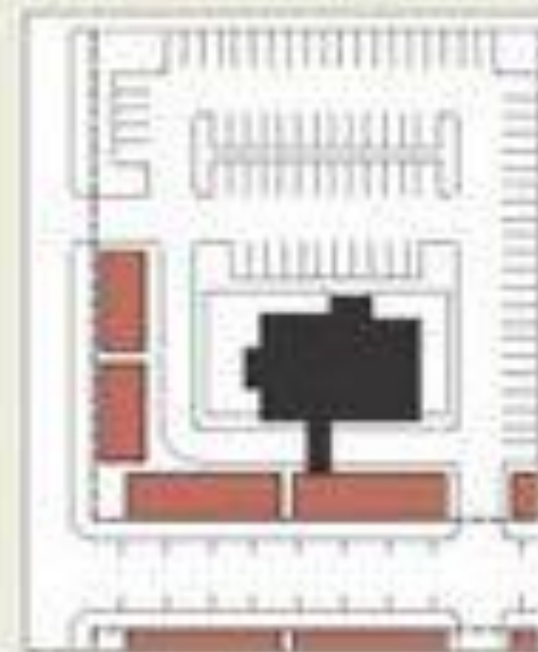
BEFORE



Existing Suburban  
Restaurant Pad



AFTER



Proposed Liners

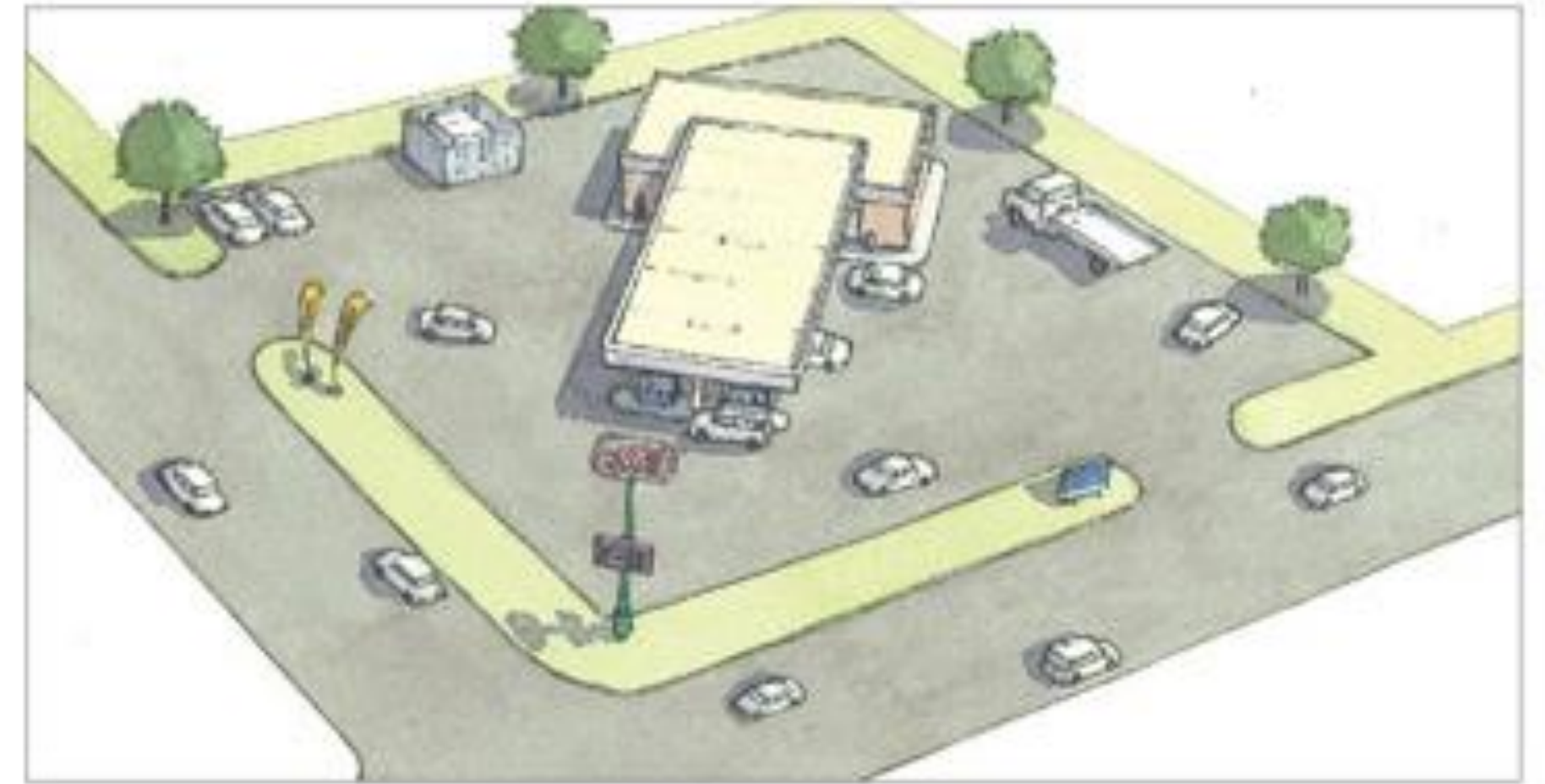




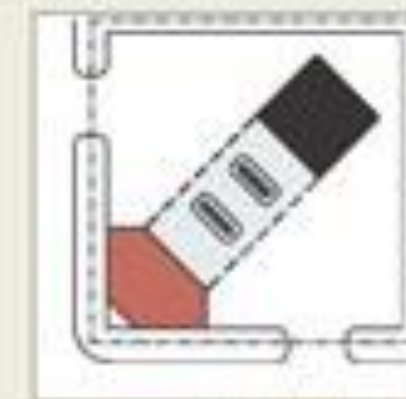
BEFORE



Existing Gas Station



AFTER



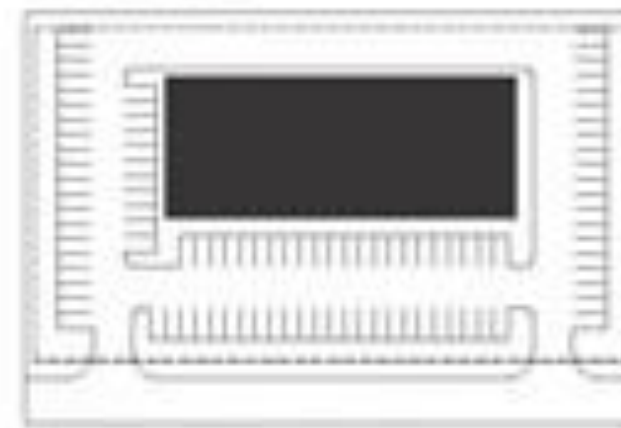
Proposed Addition



Mixed-use addition with corner store



BEFORE



Existing Strip Center



AFTER

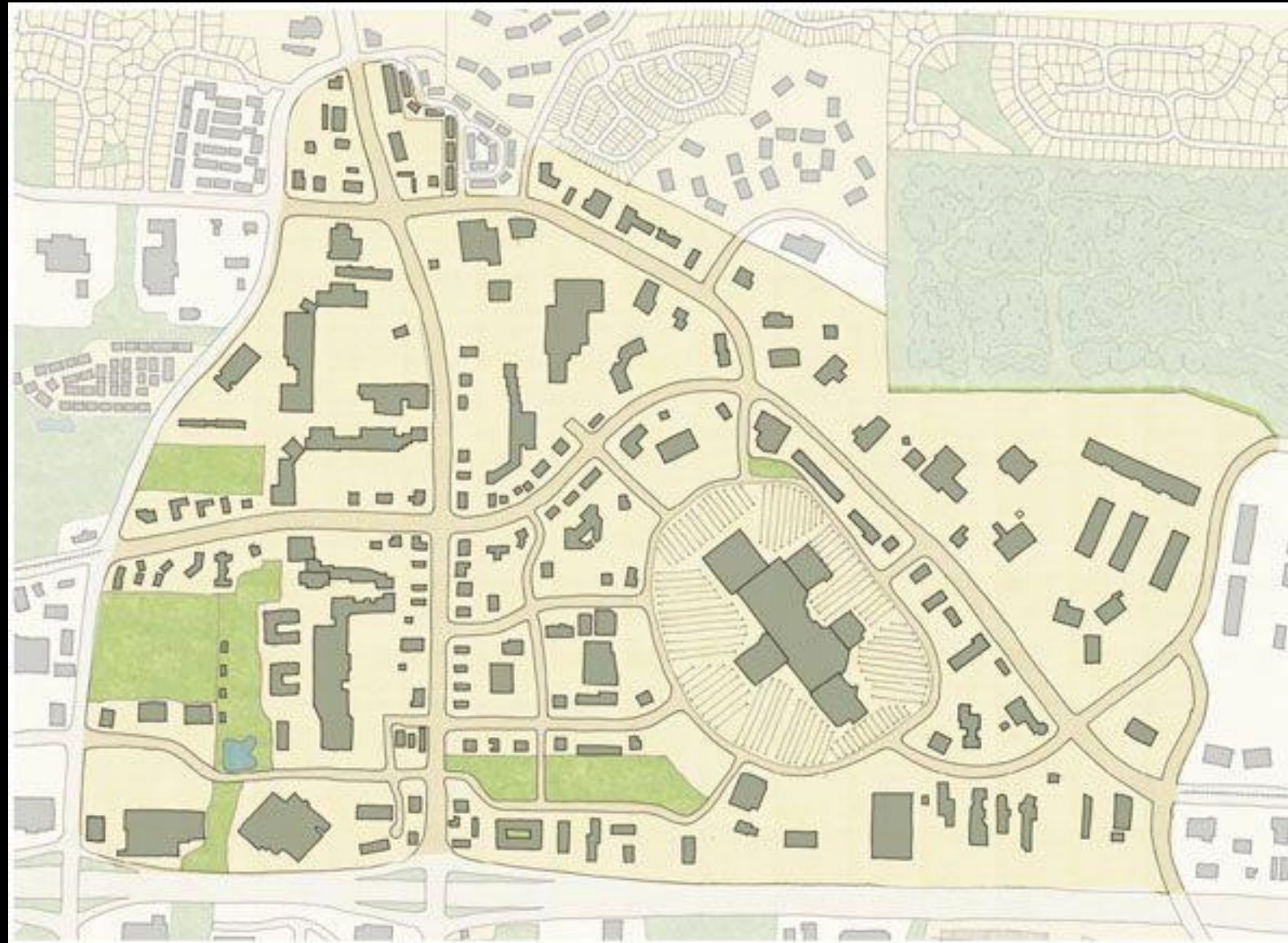


Proposed Building Additions

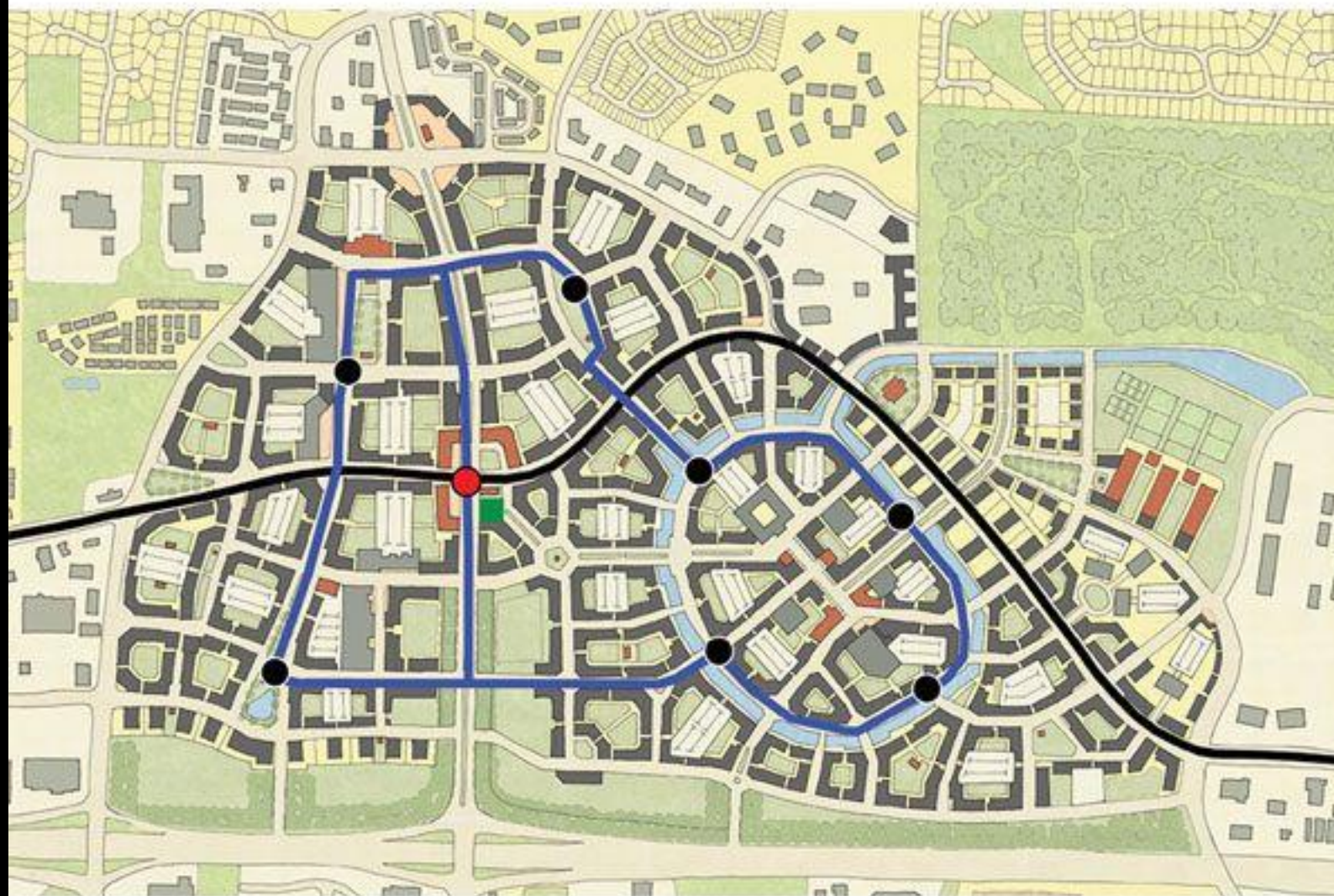


Expansion and re-purposing of strip center with multi-story wings and public plaza





4-96. Existing context: Shopping centers, office parks, and parking lots



4-108. Diagram of transit organization of the new town center

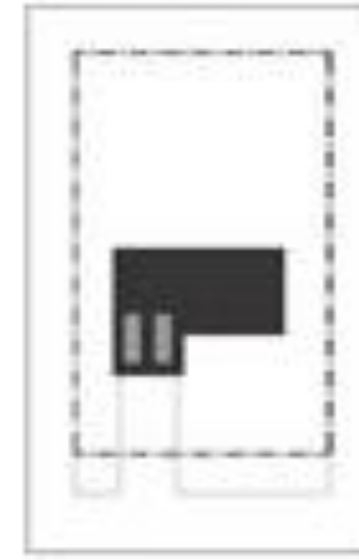
Light rail
  Light rail stop
  Circulator
  Circulator stop







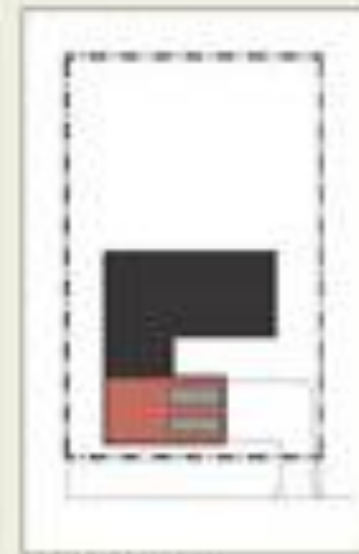
BEFORE



Existing  
Suburban House



AFTER

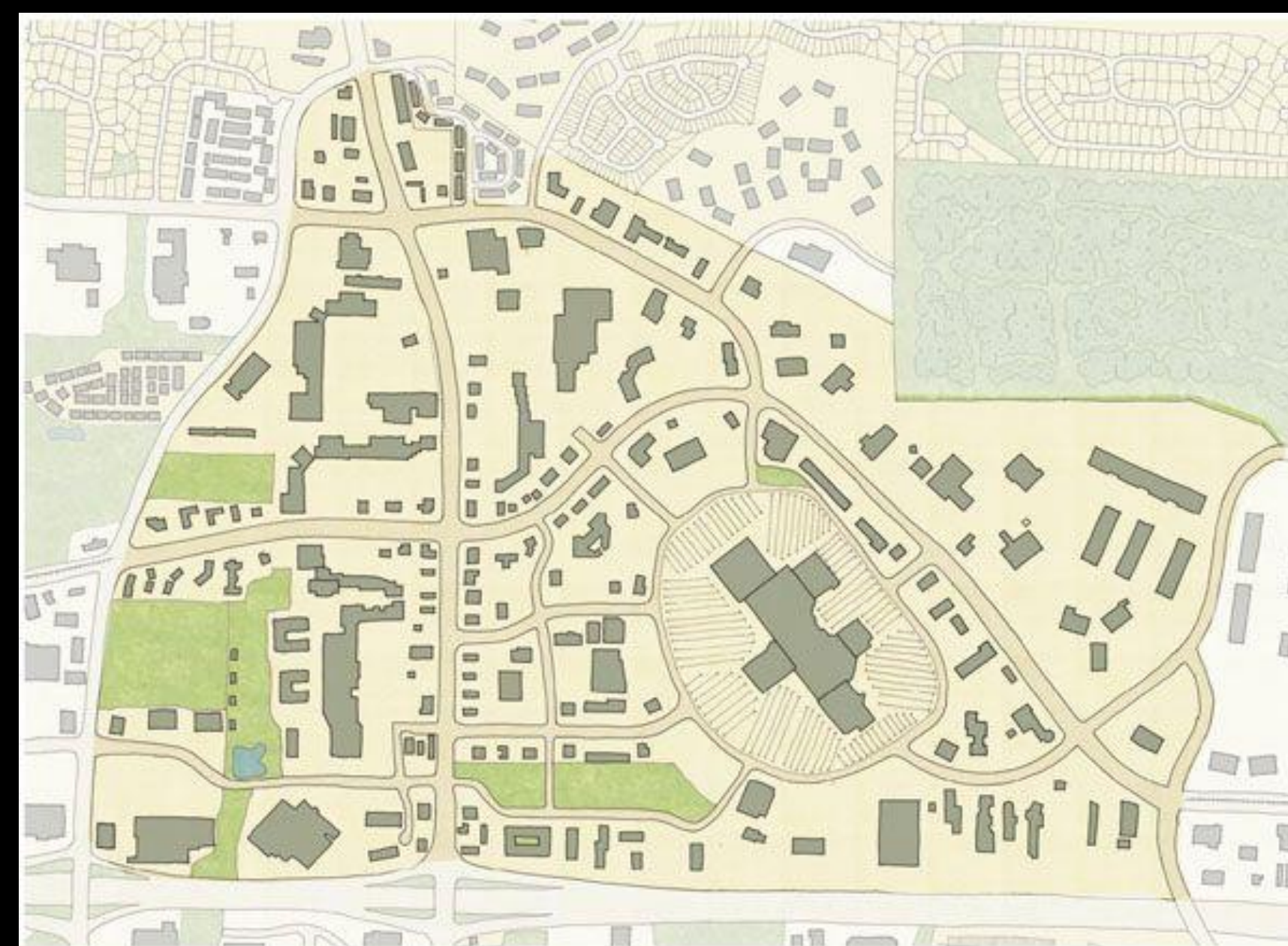


Proposed  
Auxiliary Wing

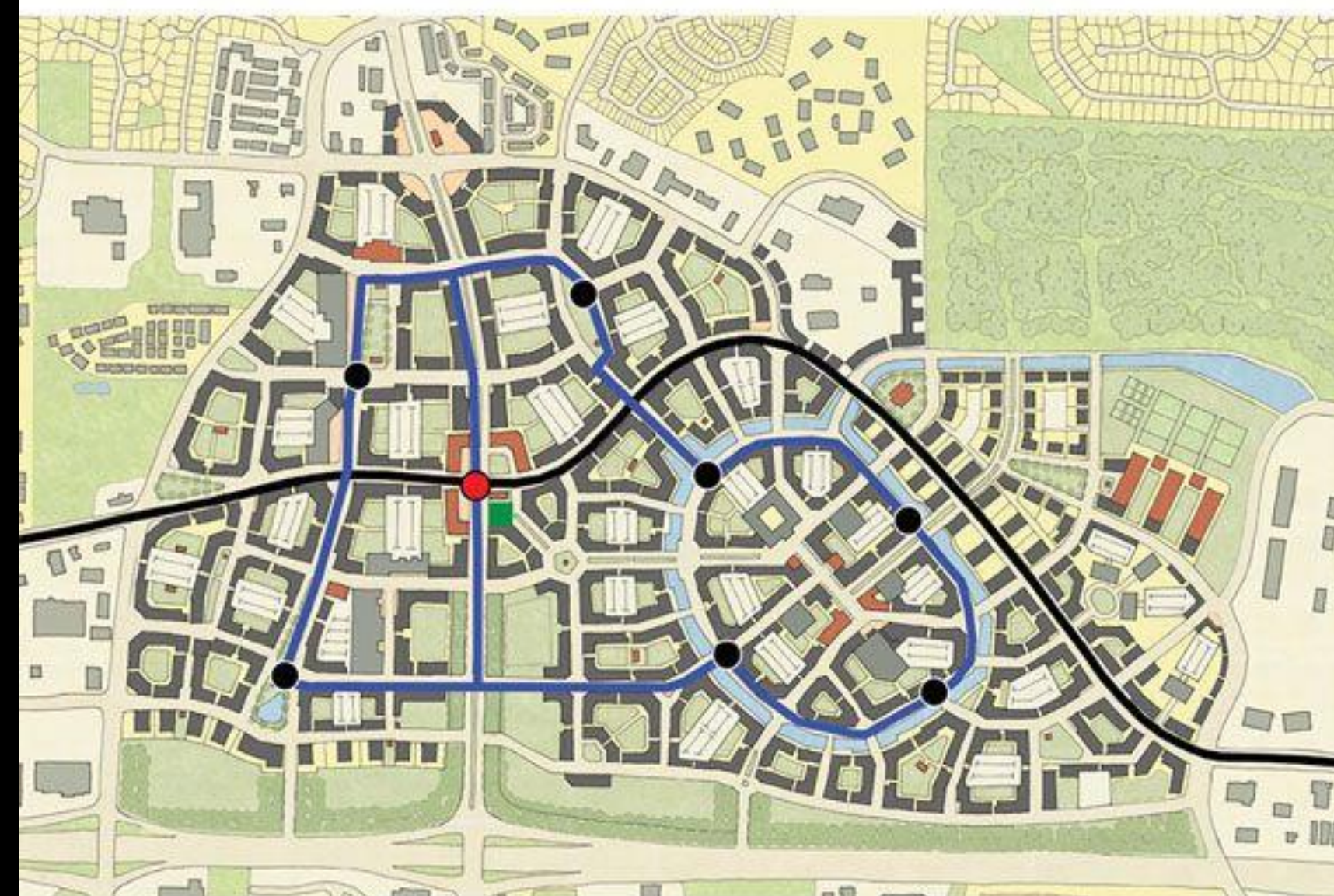


Adjusted front setback brings new construction closer to sidewalk for better street definition





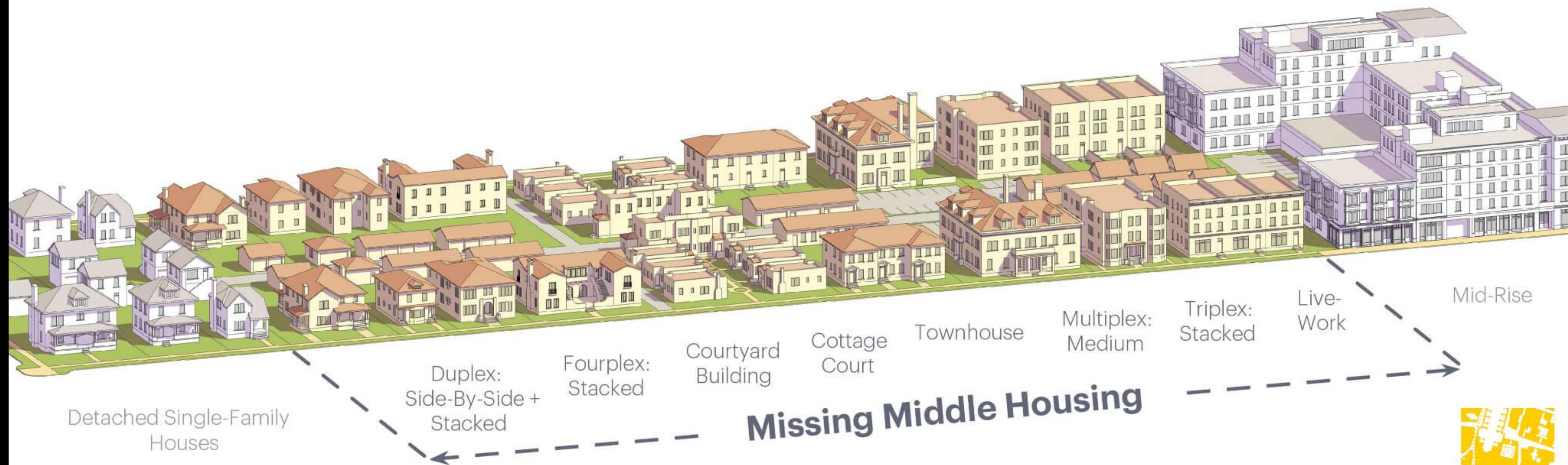
4-96. Existing context: Shopping centers, office parks, and parking lots



4-108. Diagram of transit organization of the new town center

— Light rail      ● Light rail stop      — Circulator      ● Circulator stop





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## THE TYPES



**Duplex: Side-by-Side**



**Duplex: Stacked**



**Bungalow Court**



**Carriage House**



**Fourplex**



**Multiplex: Small**





## **Small Developer Training**

**Helping locals strengthen their neighborhoods through small-scale real estate projects**





**One-Day Workshops**

**Small Developer Boot Camps**



# Stevens Avenue Front Facade



Roy's Shoe Shop

Honor Movement Studio

Village Pocket Park

Sheltered Bus Stop & Bench

ABURA Apothecary & Skin Care Studio

Darby Jones Gift Shop

Walk/Driveway to Residential Entry & Rear Parking

## Stevens Avenue Streetscape



Formerly Mixed-Use Portland Lyric Theatre & Shops, now Siano's dashed

Pat's Market & Treehouse

Residences

Parking Lot

Honey Exchange

Roy's Shoe Shop

New 502 Deering Center Mixed Use

Residence with future new mixed use dashed with Lincoln School beyond





[www.incrementaldevelopment.org](http://www.incrementaldevelopment.org)



# Context Classification

Good streets consider all modes of transportation

- Walking
- Bicycling
- Cars
- Busses
- Trolly
- Trains

